

established 200 years

Taylor & Fletcher



51 Rye Close, Bourton-On-The-Water, Cheltenham GL54 2EB

Guide Price of £297,500

A 3 bed mid-terrace house offering considerable potential (subject to any necessary consents), with off street parking and gardens to the front and rear. NO ONWARD CHAIN.

taylorandfletcher.co.uk

LOCATION

51 Rye Close is situated in a mature residential area on the edge of the village, a level walk from the village centre and Londis supermarket. Bourton provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary school. The area's larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide outdoor rural leisure pursuits.

DESCRIPTION

No. 51 Rye Close comprises a terraced house of reconstituted stone elevations under a pitched plain concrete tiled roof with gardens to front and rear, off-street parking and accommodation arranged over two floors with a kitchen/breakfast room, a substantial hall and sitting room on the ground floor and three bedrooms and a shower room on the first floor. The property occupies a popular and mature residential area of the village and overlooks a private lake to the rear. The property offers considerable potential, subject to any necessary consents.

Approach

UPVC front door with oval glazed insert, leading to:

Entrance Hall

With wall mounted electricity meter and fuse box, double glazed window to front elevation and separate door to walk-in cupboard with shelving. Separate door interconnecting through to the:

Kitchen/ Breakfast Room

With a simply fitted kitchen comprising; worktop with stainless steel sink unit with mixer tap with tiled splash back and built-in cupboards below and space and plumbing for washing machine. Eye-level cupboard, a matching worktop with space and electric cooker point with extractor over, space for below worksurface fridge and freezer, a range of eye-level cupboards and a further built-in cupboard. A separate opaque glazed UPVC door leading out to the rear garden and casement window overlooking the rear garden. Door to below stairs storage cupboard and separate door to built-in cupboard housing the Worcester Bosh gas central heating boiler.

From the kitchen/breakfast room a door leads through to the:

Sitting Room

With double aspect with double glazed windows to the front and rear elevations and fireplace with reconstituted stone surround and fitted with a gas coal-effect fire.

From the sitting room, door to:

Front Hall

With UPVC front door with oval glazed insert and stairs rising up to the:

First Floor Landing

With access to roof space, double glazed casement window overlooking the rear garden and door to:

Cloakroom

With low-level WC and double glazed window to rear elevation.

From the landing, door to:

Bedroom 1

With double glazed casement window overlooking the front of the property.

From the landing, door to:



Bedroom 2

with double glazed casement window overlooking the front of the property and with recessed storage over stairs and further door to built-in cupboard with pine slatted shelving.

From the landing, door to:



Wetroom

With opaque casement window to rear elevation, wall mounted chrome shower and fittings, wall mounted wash hand basin with chrome mixer tap, chrome heated towel rail and part-tiled walls.

From the landing, door to:



Bedroom 3

With double glazed casement window overlooking the rear garden to the lake beyond.



OUTSIDE

No. 51 Rye Close is approached from Rye Close via a shared pedestrian path, in turn leading to the secondary door or alternatively via a pair of wrought iron gates, leading to a gravelled parking area to the front of the house with lawn to the front and herbaceous borders adjoining the front wall and to the front door in turn. Set to the rear of the property and approached either from the kitchen/breakfast room or via a path to the side is the rear garden with paved terrace to the rear of the house with simple timber shed to one side and a path leading down the side, with herbaceous borders to either side and a substantial area of lawn with a simple

shed at the end and former vegetable beds and borders set centrally. The property is bordered to either side by clipped evergreen hedging to one side and a simple net fence to the other.



SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

SECTION 157 - HOUSING ACT 1985

No.51 Rye Close was formerly owned by the Local Authority and as such contains a restrictive covenant, which requires consent to purchase from the Local Authority. It is understood that any purchaser who has lived and worked within Gloucestershire or The Cotswolds Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing of the subject property. The property is also restricted for use as a main residence and not as a second or holiday home.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk

COUNCIL TAX

Council Tax band C. Rate Payable for 2023/ 2024: £1,840.96.

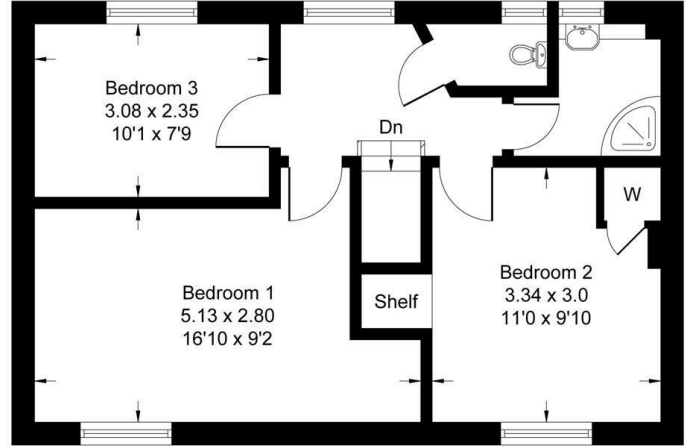
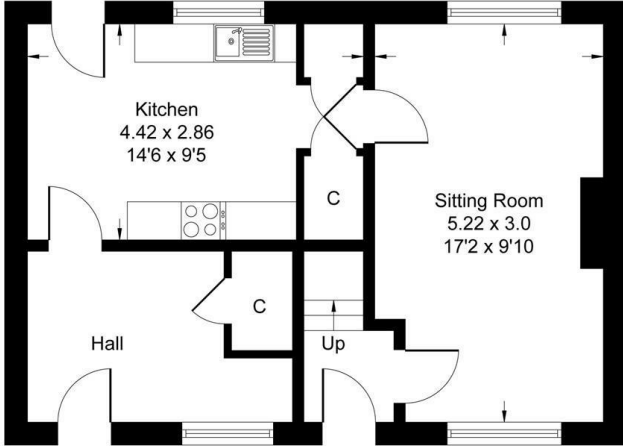
DIRECTIONS

From the Tayler & Fletcher office proceed along the High Street to the end of the road and then turn right onto Rissington Road. Proceed along Rissington Road past Sadlers Edge on the left and then take the next left turn into Rye Close. Follow Rye Close around the bend and after approximately 250 yards turn left and number 51 will be found on your left hand side.

What3words: rollers.envisage.admiral

Floor Plan

Approximate Gross Internal Area = 82.37 sq m / 887 sq ft

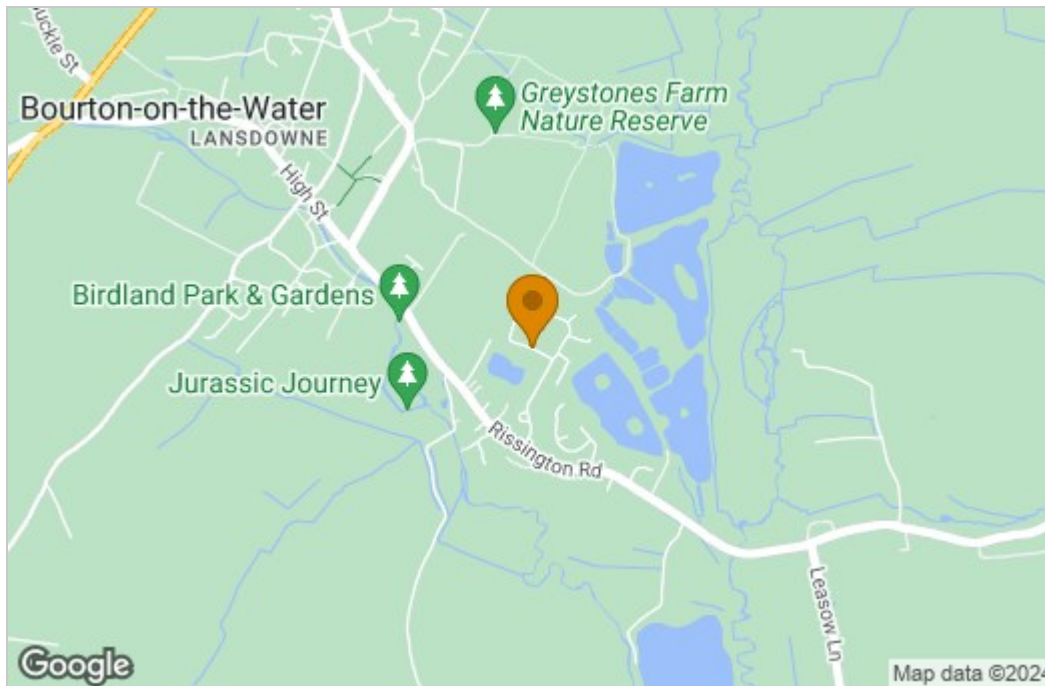


Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.