

established 200 years

# Taylor & Fletcher



100 Roman Way  
Bourton-On-The-Water, GL54 2HD  
Guide Price £350,000



## 100 Roman Way

Bourton-On-The-Water, GL54 2HD

*A well presented end of terrace 2 bedroom bungalow with detached single garage, situated close to the centre of this popular village. NO ONWARD CHAIN.*

### LOCATION

100 Roman Way is situated in a mature residential area in the heart of the village, a short level walk from the village centre and Co Op 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.100 Roman Way comprises a well presented end of terrace bungalow of reconstituted stone elevations under a pitched plain concrete tiled roof with a good sized garden to front and rear, with extensive parking and a separate detached garage. The accommodation comprises two double bedrooms, a bathroom, sitting room, kitchen/breakfast room and offers further potential subject to any necessary consents. The property occupies a good central position close to all of the village amenities yet in a peaceful, mature residential location.

### Approach

Covered entrance and opaque glazed uPVC front door to:

### Hall

With access to roof space. Painted timber door to cloaks/hanging cupboard. Painted timber door through to:

### Kitchen/Breakfast Room

With wide double glazed casement window to front elevation and a separate opaque glazed uPVC door to side elevation. Fitted kitchen comprising one and a half bowl stainless steel sink unit with chrome mixer tap and tiled splash back. Four ring halogen hob and built in double oven/grill below, comprehensive range of below work surface cupboards and drawers. Built in Electrolux washing machine, corner cupboard and further eye level cupboards with extractor over hob. Display shelving, further pair of eye level cupboards and built in three quarter height cupboard housing the refrigerator and freezer with storage to side. Recessed ceiling spotlighting. From the hall, painted timber door through to the:

### Sitting Room

With wide double glazed picture window to front elevation, decorative fireplace with coal effect fire. Coved ceiling. From the hall, painted timber door through to:

### Bedroom One

With wide double glazed picture window overlooking the rear garden, range of built in wardrobe cupboards with hanging rail and shelving. From the hall, painted timber door to:

### Bedroom Two

With double glazed picture window





overlooking the rear garden. Range of built in wardrobes with hanging rail and shelving.

From the hall, painted timber door to:

### Bathroom

With matching suite of low level WC, pedestal wash hand basin and timber paneled bath with chrome mixer tap and wall mounted shower attachment. Tiled walls and opaque double glazed casement window to side elevation. Door to airing cupboard with pine slatted shelving and with heater and radiator.

### OUTSIDE

No.100 is approached from the cul de sac off Roman Way via a tarmac drive with lawn and path leading to the front door. The driveway continues past the property to the rear with a detached SINGLE GARAGE with up and over door and separate pedestrian access to the side. There is a further graveled parking area to the side of the garage.

The garden comprises an extensive paved terrace immediately to the rear of the house with central lawn and graveled and herbaceous border to one side.

Closed board timber fencing to side and rear elevations.

### SERVICES

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

### LOCAL AUTHORITY

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

### COUNCIL TAX

Council Tax band C. Rate Payable for 2024/ 2025: £1,930.04

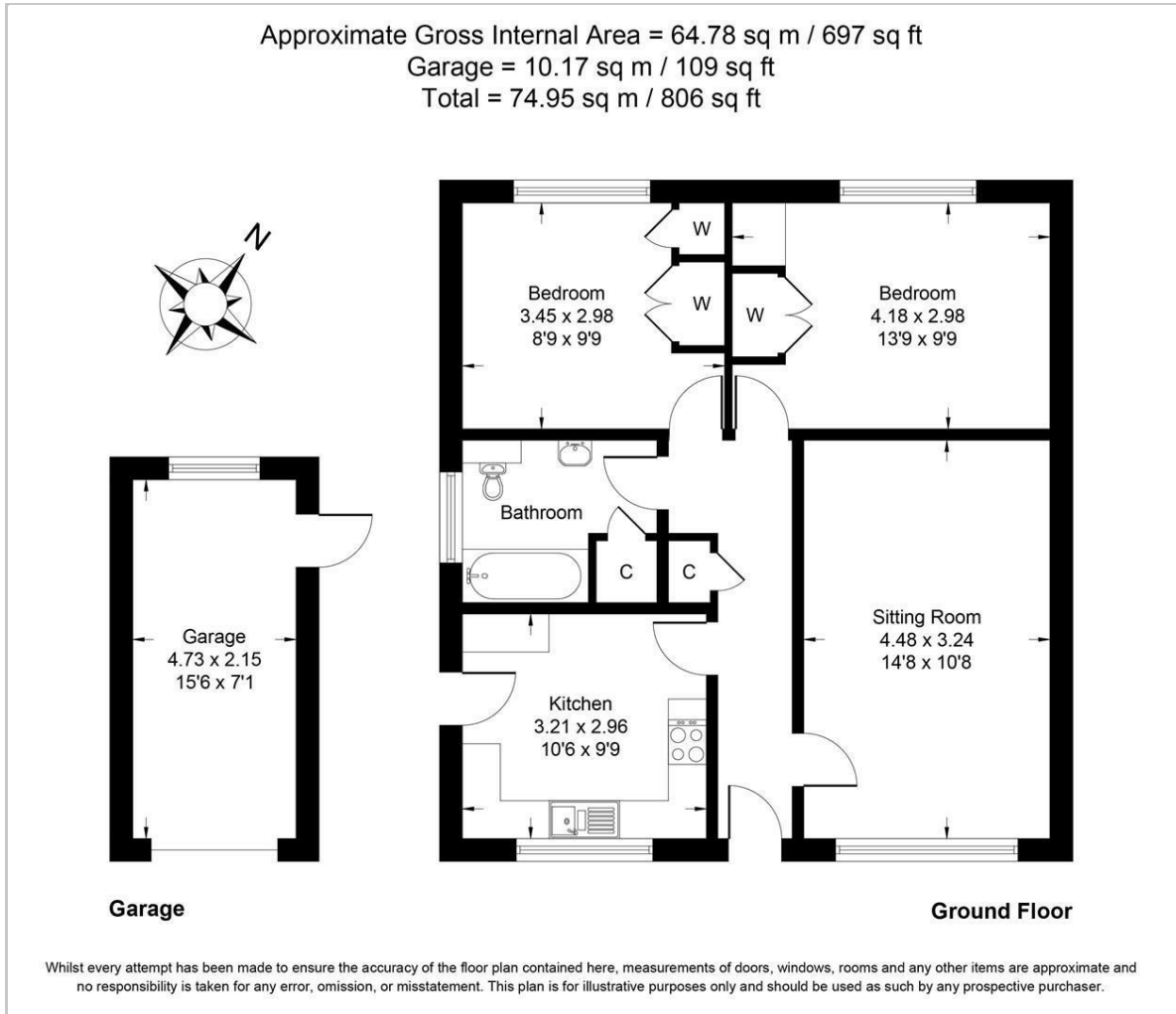
### DIRECTIONS

From the Bourton office proceed down the High Street towards the village green, turning left into Moore Road. Proceed to the end of the road and turn left onto Station Road. Continue past the Cotswold School and take the right hand turn in to Roman Way. Proceed along Roman Way and No. 100 will be found towards the end of the road on the left hand side.

What3Words: [grief.wedge.absorbs](https://www.what3words.com/grief.wedge.absorbs)



## Floor Plan



## Area Map



## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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