

established 200 years

Taylor & Fletcher



10 Roman Way

Bourton-On-The-Water, Cheltenham, GL54 2EW

Guide Price £325,000



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A 2 bed semi-detached Bungalow with south facing rear garden and single garage set within a peaceful location within walking distance of the village centre. NO ONWARD CHAIN.

LOCATION

10 Roman Way is situated in a mature residential area in the heart of the village, a short walk from the village centre and the Coop 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

Number 10 Roman Way comprises a well appointed semi-detached bungalow set in an extremely convenient and peaceful residential area of the village, being set well back from Roman Way with a manicured front garden, a private south facing rear garden and with two bedrooms, a kitchen, good-sized sitting room and large garden room/conservatory to the rear and a recently re-fitted shower room.

Approach

Via recessed entrance with outside light and opaque double glazed door to:

Entrance Hall

With door to airing cupboard with foam lagged hot water cylinder and pine slatted shelving, access to roof space and door to:

Kitchen/ Breakfast Room

With fitted kitchen comprising worktop with stainless steel sink unit with mixer tap, tiled splashback, space and electric cooker point, built-in refrigerator and space for freezer, recess housing the Firebird Oil-fired central heating boiler, range of below worksurface built-in cupboards, three quarter height cupboard to one side, range of eye-level cupboards and extractor over oven, wide double glazed casement window to front elevation.

From the hall, door to:

Sitting Room

With coved ceiling, central ceiling pendant and double glazed sliding doors to the:

Garden Room/ Conservatory

With dwarf reconstituted stone walls, electric panel heater, double glazed casements and mono pitched translucent roof, separate double glazed door to side elevation and double glazed French doors leading to the rear terrace and garden. Two wall light points.

From the hall, door to:

Bedroom 1

With extensive range of built-in wardrobes with sliding doors and wide double glazed window overlooking the rear garden.

From the hall, door to:

Bedroom2/ Dining Room

Currently configured as a dining room, with double glazed casement window to front elevation, coved ceiling.

From the hall, door to:





Shower Room

With tiled floor, wall mounted wash hand basin with built-in cupboard below, low-level WC with built-in cistern, wide walk-in shower with glazed shower panel and chrome fittings, chrome heated towel rail, opaque double glazed casement to front elevation, tiled walls and recessed ceiling spot lighting.

and village centre. At the junction turn left in to Station Road. Pass the service station and take the right hand turn in to Roman Way and after a short distance No. 10 will be found on the right hand side.

What3Words: motorist.cello.anyway

OUTSIDE

Number 10 Roman Way is approached via a central path with herbaceous borders surrounding manicured lawns to either side being set back from Roman Way. A passageway leads down the side of the property, leading in turn to the rear garden with close board timber fencing, a wide paved terrace with raised rockery and curved herbaceous shrubs and borders and partly laid to lawn. A separate pedestrian door at the far end of the garden leads to the:

SINGLE GARAGE

Being terraced with the adjoining garages with single up and over door, power and light.

SERVICES

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

LOCAL AUTHORITY

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

COUNCIL TAX

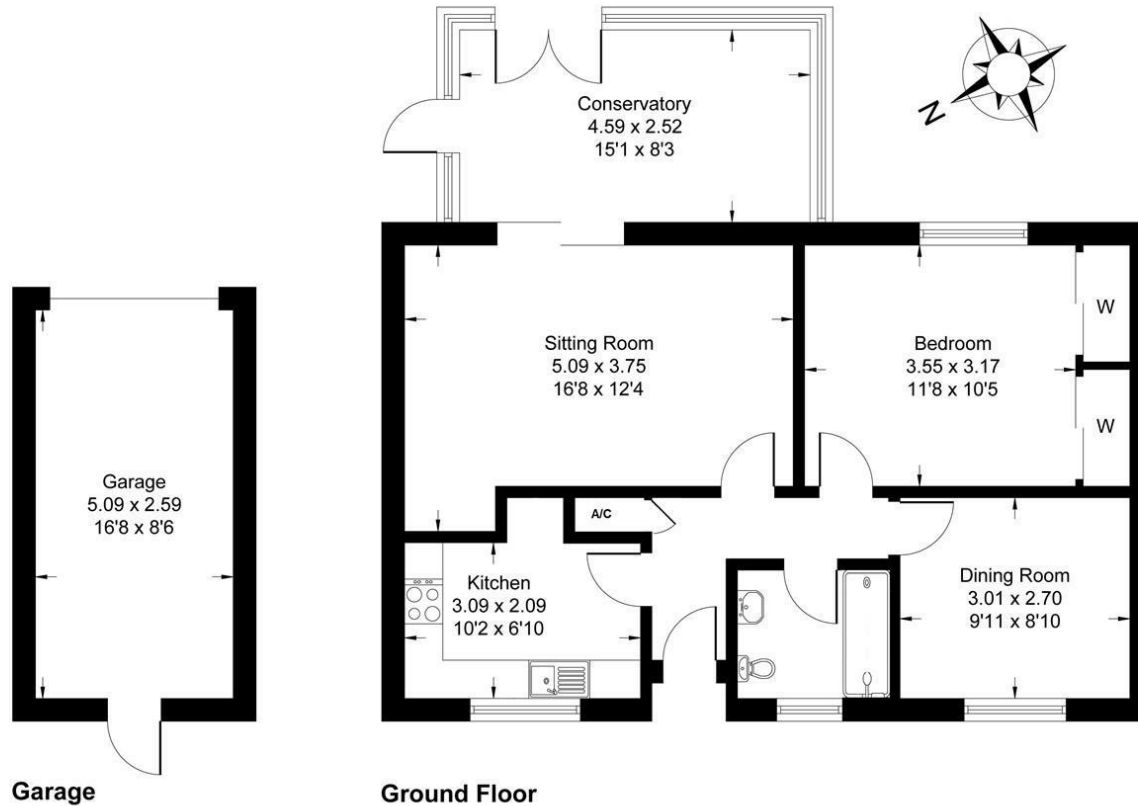
Council Tax band C. Rate Payable for 2024/ 2025: £1,930.04

DIRECTIONS

From the Bourton Office, proceed down through the High Street passing the Green

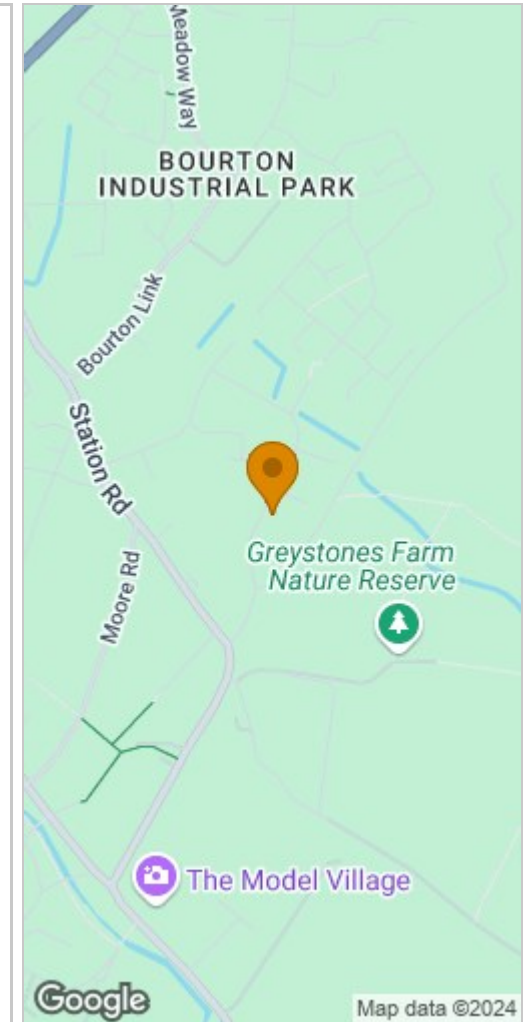
Floor Plan

Approximate Gross Internal Area = 68.74 sq m / 740 sq ft
 Garage = 13.18 sq m / 142 sq ft
 Total = 81.92 sq m / 882sq ft



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



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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	