

established 200 years

Taylor & Fletcher



7 The Avenue

Bourton-on-the-Water, GL54 2BB

Guide Price £225,000





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A well presented semi-detached Shared Ownership bungalow set in a private yet central location close to all the village amenities with private garden and parking.

LOCATION

7 The Avenue is situated in a mature residential area in the heart of the village, a short 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. 7 The Avenue comprises a well presented semi-detached Bungalow much improved and extended by the previous owners and occupying a peaceful yet convenient position close to the village centre. The property has a good sized paved front garden with borders surrounding with covered store to one side and a further pathway to the side of the property leading to additional terrace garden to the rear with store and detached shed.

The accommodation is arranged over one floor with a hall, good-sized sitting room with deep bay window, fitted kitchen and a garden room/dining room to the side with heating and double glazed casements. There is also a good-sized double bedroom with bespoke built-in wardrobes and a wet room.

Approach

Painted front door with double glazed insert to:

Hall

With matwell, access to roof space and door to built-in cloaks cupboard with shelving and further painted timber door to airing cupboard with pine slatted shelving and lagged hot water cylinder. Opaque glazed timber door to:

Sitting Room

With bay window and double glazed casements to front elevation, three wall light points and opaque glazed timber door to:

Kitchen

With a fitted kitchen comprising worktop with stainless steel sink unit with chrome mixer tap, tiled splashback, comprehensive range of below worksurface cupboards and drawers, space and plumbing for washing machine and drier and space and electric cooker point with extractor over. A range of eye-level cupboards, wall mounted Worcester gas-fired central heating boiler. Double glazed casement window to rear elevation, recessed ceiling spotlighting and double glazed casement through to the garden room.

From the sitting room, opaque glazed timber door through to:

Garden Room

With dwarf walls with double glazed casements over, two Velux rooflights, double glazed uPVC door leading out to the rear garden and terrace. Two wall light points.

From the hall, painted door to:

Bedroom

With double glazed casement window overlooking the rear garden and an extensive range of bespoke built-in wardrobes with hanging rails and shelving. Recessed ceiling spotlighting.

From the hall, painted door through to the:

Wet Room

With wall mounted Mira shower, low-level WC, pedestal wash hand basin, opaque double glazed casement window to rear elevation and chrome heated towel rail.

OUTSIDE

No. 7 is approached from the parking area with allocated parking for one vehicle, via a pedestrian gate, leading in turn through the front garden with paved patio and herbaceous borders surrounding with a variety of mature shrubs and plants, leading to a pergola to one end and a separate pedestrian gate leading around to the side of the property and in turn, leading through to the rear courtyard with two detached sheds, clothes drying area and with close board timber fencing.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-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 B. Rate Payable for 2024/ 2025: £1,688.78

SHARED OWNERSHIP/STAIRCASING

The property is available to purchase with 100% of the freehold at the Guide Price of £225,000.

The property is currently owned on a Shared Ownership basis 50:50 with Bromford Housing Association. 50% share is available to purchase (subject to contract) at a guide Price of £112,500 with rent paid monthly to Bromford Housing Association for the other 50% share. Rent for the 50% share is currently £257.19 per month. There is an additional monthly Buildings Insurance charge of £9.68 per month.

If purchasing a share of the property and not the

full 100% then eligibility criteria will apply and all potential buyers will be required to have an initial affordability assessment carried out by one of Bromfords appointed Financial Advisors; Mortgage Advice Bureau or TMP Mortgages. A local connection is preferred.

If purchasing the 100% Freehold (Staircasing) then you will need to consult your Solicitor as to whether any additional Staircasing charges may apply.

Please contact Tayler & Fletcher for further information and details of the eligibility criteria.

AGENT'S NOTE

This property is being sold subject to the Grant of Probate.

DIRECTIONS

From the Bourton-on-the-Water Office, proceed along the High Street, turning left into Moore Road. At the end of the road, turn left onto Station Road and continue just past the Cotswold School where The Avenue can be found immediately on the left hand side.

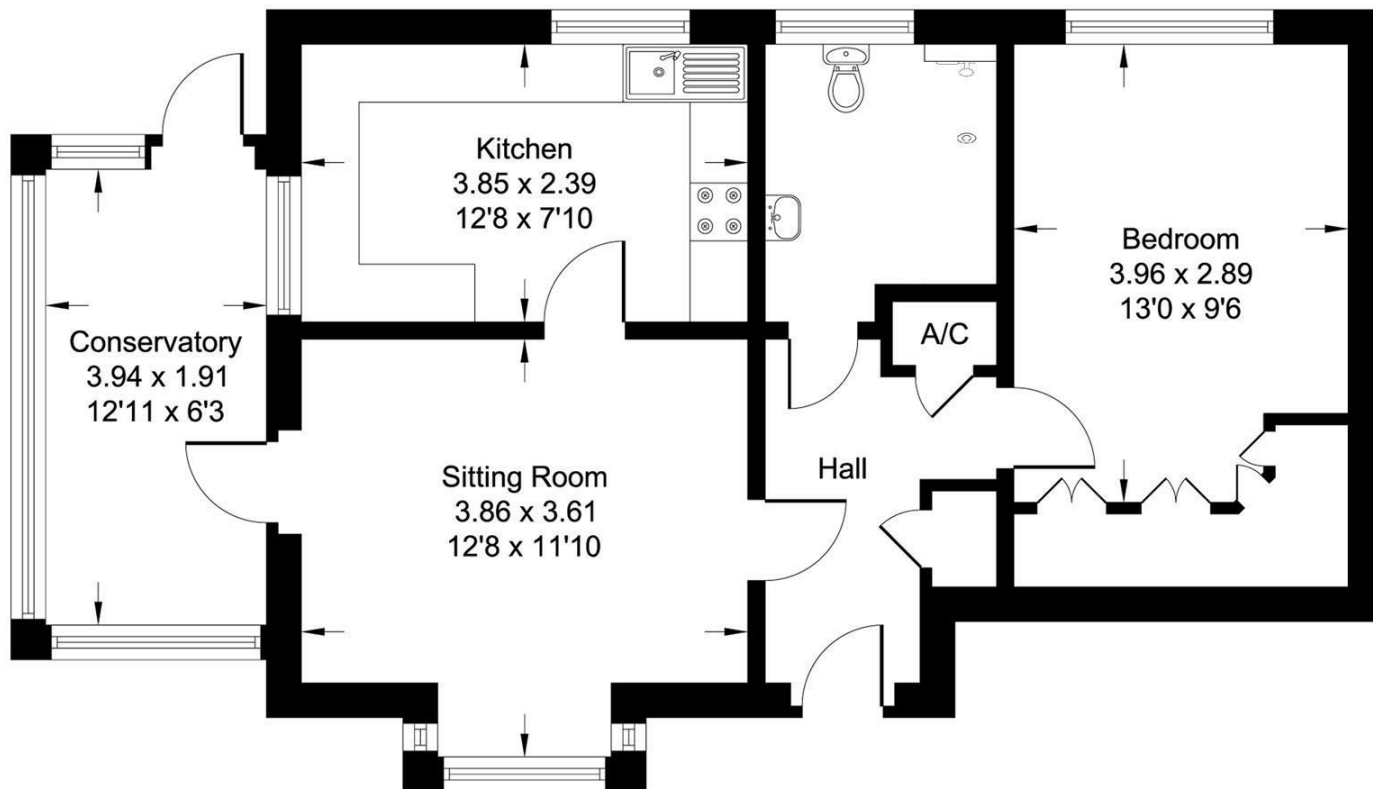
What3Words: [buzzards.rank.savings](https://www.what3words.com/buzzards.rank.savings)



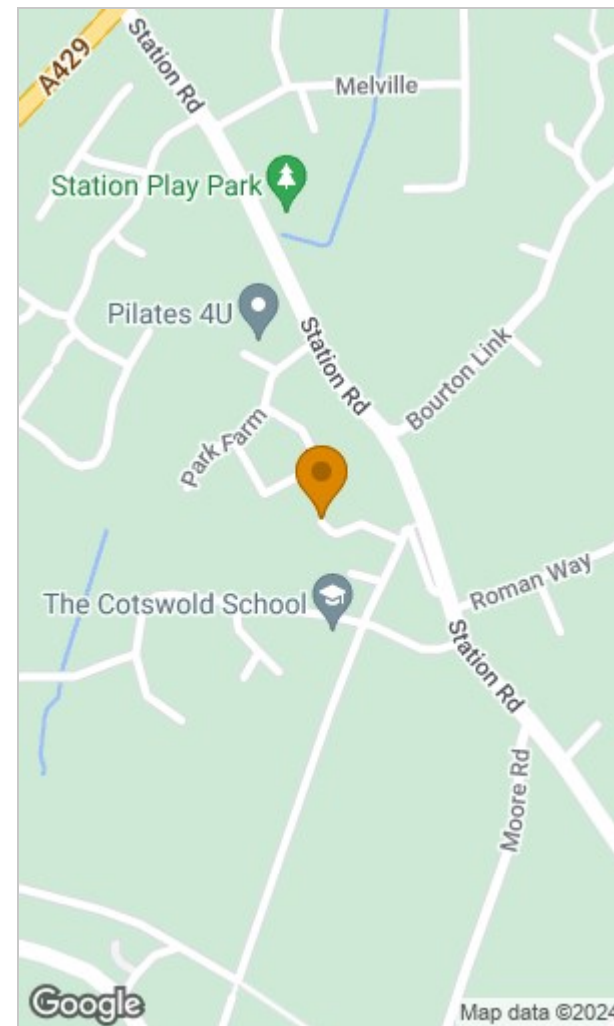
Floor Plan

Approximate Gross Internal Area = 57 sq m / 609 sq 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 mis-statement. 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		93
(81-91) B		
(69-80) C	72	
(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