

established 200 years

Tayler & Fletcher



9 Moore Road
Bourton-On-The-Water, Cheltenham, GL54 2AZ
Guide Price £450,000





9 Moore Road

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

A semi detached Cotswold stone cottage in need of some updating and offering potential for further extension and/or alteration subject to any necessary consents, set in the heart of Bourton-on-the-Water. NO ONWARD CHAIN.

LOCATION

Moore Road is situated in a mature residential area in the heart of the village, a short walk from the village centre and Budgens 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. 9 Moore Road comprises a semi-detached Cotswold stone house under a pitched roof with accommodation arranged over two floors comprising a kitchen/dining room and sitting room on the ground floor and three bedrooms and a bathroom on the first floor. There is ample parking to the side and the property offers considerable potential for further extension and/or alteration as desired and subject to any necessary consents.

Approach

Opaque etched glazed double glazed uPVC front door to:

Entrance Hall

With stairs rising to first floor with painted timber hand rail, solid pine door through to the:

Sitting Room

With wide mullioned double glazed casement window to front elevation, cut stone Farmington

fireplace fitted with a coal effect fire, coved ceiling and solid pine door through to the:

Kitchen/ Dining Room

With double glazed casement windows overlooking the rear garden and a simply fitted kitchen with a basic range of floor and wall units with drawers and cupboards, one and a half bowl sink unit, space for Range style cooker with extractor over. A range of eye-level cupboards and space for upright fridge/freezer, tiled splashback, wall mounted Worcester gas-fired central heating boiler, wall cupboard with fitted meters and painted timber door to deep walk-in below stairs storage cupboard with double glazed casement to side elevation.

From the kitchen/ dining room a glazed painted timber door leads to the:

Rear Lobby

With a separate glazed uPVC double glazed door leading out to the rear of the property and a painted timber door to the:

Cloakroom

With tiled floor, low-level WC and wall mounted wash hand basin with chrome mixer tap, opaque glazed window to rear elevation.

From the hall, stairs with painted timber hand rail rise to a:

Quarter Landing

With double glazed casement to side elevation and continuing to the:

First Floor Landing

With access to roof space and painted timber doors to:

Bedroom 1

With mullioned double glazed casement window to front elevation, built-in cupboard to one corner.

From the landing, painted timber door to:

Bedroom 2

With double glazed casement window overlooking the rear garden and recess with shelving.

From the landing, painted timber door to:

Bedroom 3

With double glazed casement overlooking the rear garden.

OUTSIDE

Number 9 Moore Road is approached from Moore Road with a gravelled drive and a paved path leading to the front door with parking to the front and side of the property. The path continues to the side of the property via a pedestrian gate, which in turn leads through to the rear garden with a paved terrace immediately to the rear of the house, further seating area to the side and a SUBSTANTIAL DETACHED STORAGE SHED. The principle garden being laid mainly to lawn with further garden storage sheds to the far end with a gate leading to a garden materials storage area and the boundary with the allotments to the rear.

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 D. Rate Payable for 2025/ 2026: £2,283.14

Section 157

9 Moore Road 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.

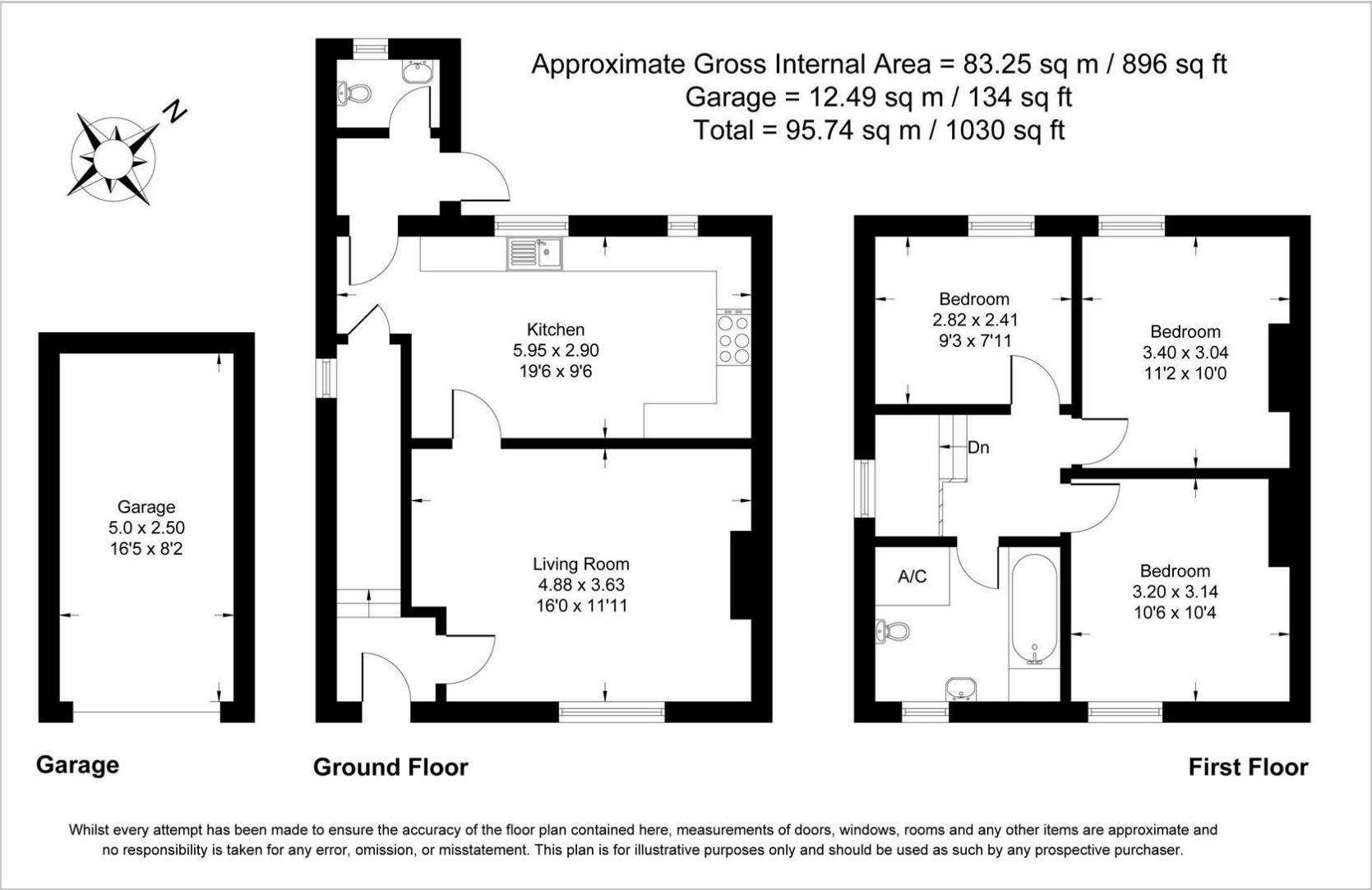
DIRECTIONS

From the Bourton Office proceed down the High Street towards the village green, turning left into Moore Road. Proceed past the shops for a short distance where the property will be found on the left hand side.

What3Words: Compliant.limitless.race



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

