

Hawker Square, Upper Rissington

Guide Price £385,000







Available with no onward chain, this well-presented four-bedroom semi-detached home is now available for sale. With generous gardens to the front, side and rear & spacious living accommodation with a potential to extend, subject to planning permission, this property is a must see.

Entering the property, you are welcomed into the hallway, with useful storage beneath the stairs. From here, you move through to the spacious living/dining room, which offers plenty of room for both seating and dining areas, with French doors opening directly onto the rear garden.

The kitchen is fitted with modern white units and built-in appliances, with a separate utility room providing additional practical space. A downstairs cloakroom completes the ground-floor accommodation.

Heading upstairs, there are four double bedrooms, all benefiting from built-in wardrobes or storage cupboards. The bedrooms are served by a modern family bathroom with a shower over the bath.

Outside, the property benefits from generous gardens wrapping around the front, side and rear. The size of the plot also offers potential to extend the property to the side and/or rear, subject to the necessary planning permissions.

Built in the 1950s, this is a spacious and practical family home with the opportunity for a new owner to make it their own.

The property is conveniently located within walking distance of a primary school, with The Cotswold Academy being the closest secondary school.

EPC: D

Council Tax Band: C

Tenure: Freehold





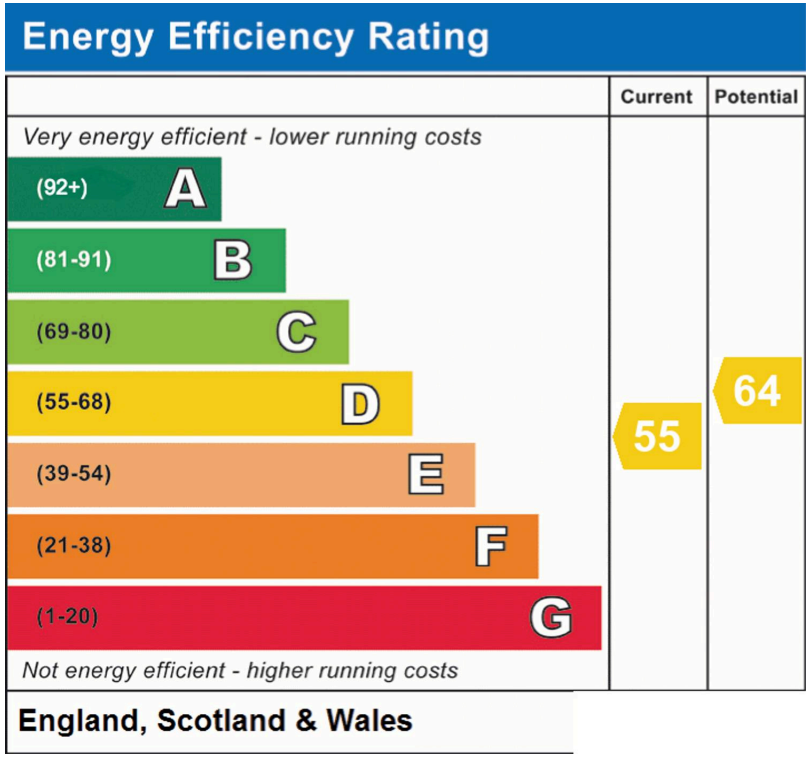




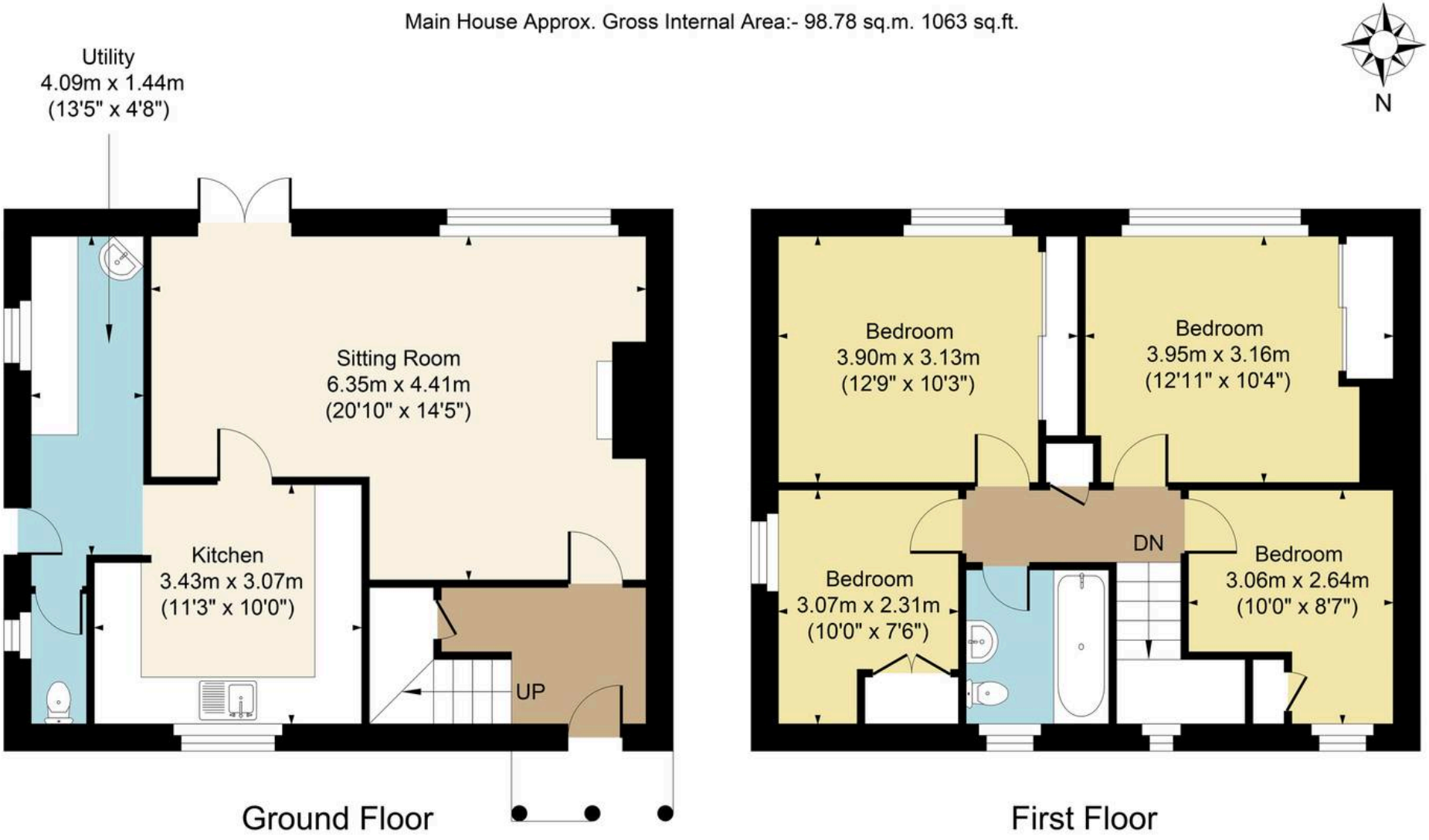







Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
55
64
England, Scotland & Wales

Main House Approx. Gross Internal Area:- 98.78 sq.m. 1063 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊐ Denotes restricted head height
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