



Roman Way, Bourton-On-The-Water

Guide Price **£325,000**



Offered with no onward chain, this two-bedroom semi-detached home is ideally situated on a popular street just a short walk from the picturesque High Street of Bourton-on-the-Water. It presents an excellent opportunity for both investors and first-time buyers alike, with a proven history of successful lettings and strong rental appeal.

Upon entering through the front porch, you are welcomed into a spacious open-plan living and dining area. The living room is positioned at the front of the property and benefits from useful under-stairs storage. To the rear, the dining area features double patio doors that open onto the garden, creating a seamless indoor-outdoor flow, ideal for both entertaining and everyday relaxation.

Leading off the dining area is a charming shaker-style kitchen, offering ample space for larger appliances. The sink is thoughtfully positioned beneath a window overlooking the rear garden, allowing for plenty of natural light.

Upstairs, the first floor comprises two bedrooms: a generous double principal bedroom with built-in storage, and a single bedroom. Completing the accommodation is a modern, well-appointed bathroom.

Externally, the property benefits from driveway parking for two vehicles at the front. To the rear, there is a large, low-maintenance garden featuring both patio and lawn areas, along with rear access to a garage located within a block.

The property is currently tenanted, with occupants who are happy to remain making this an attractive, ready-made investment opportunity.

EPC: C

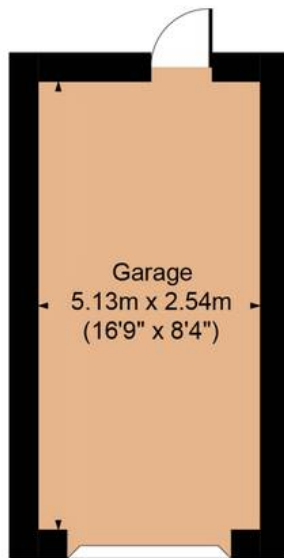
Council Tax Band: C

Tenure: Freehold

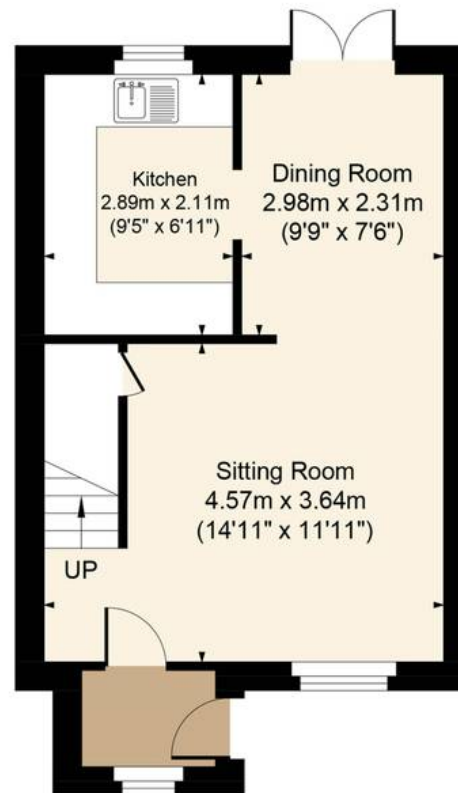




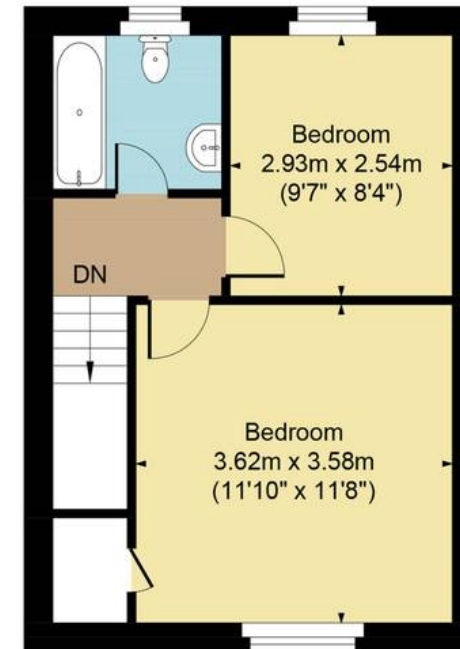
Main House Approx. Gross Internal Area:- 63.26 sq.m. 681 sq.ft.
 Garage Approx. Gross Area:- 13.03 sq.m. 140 sq.ft.
 Total Approx. Gross Area:- 76.29 sq.m. 821 sq.ft.



Garage



Ground Floor



First Floor

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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