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**The Furrows, Bourton-On-The-Water**

In Excess of **£325,000**



Located in a quiet no-through road within the popular Furrows development, this stylish and well-maintained two-bedroom end-of-terrace home is just a short walk from local shops, schools, and amenities, making it an ideal choice for first-time buyers or investors.

The welcoming entrance hall leads to a modern kitchen, complete with integrated appliances, along with a convenient downstairs WC. To the rear, a spacious living/dining room provides ample space for both relaxing and entertaining, with direct access to the private rear garden.

Upstairs, there are two generously sized double bedrooms, both served by a stylish and contemporary family bathroom.

Outside, the low-maintenance rear garden is mainly laid to lawn with a patio area, perfect for outdoor dining and leisure. To the front, the property benefits from off-road parking for two cars and neatly maintained lawn borders. Additional features include UPVC windows and doors, gas central heating, and a side gated entrance.

EPC: B

Council Tax Band: B

Tenure: We believe the property to be **Freehold**.

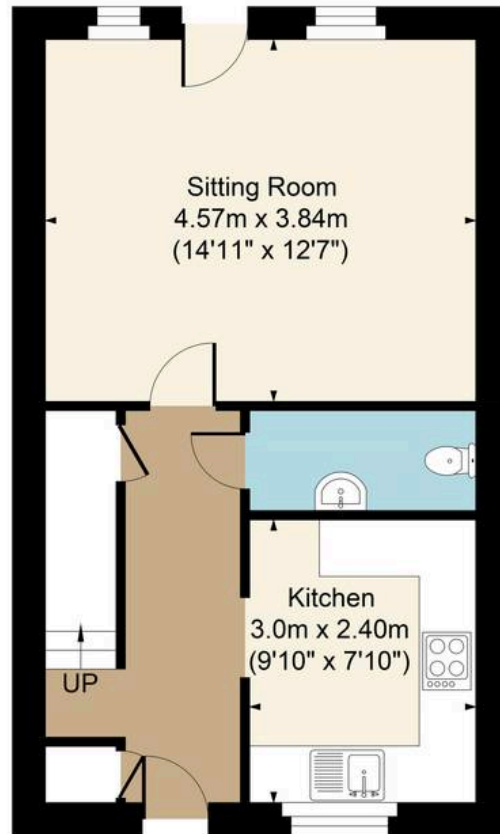
Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Bourton on the Water is a village situated in the heart of the North Cotswolds - a popular tourist destination, a village of enormous character and appeal, with period Cotswold stone houses and shops flanking the shallow River Windrush that runs through the town centre. There are a range of amenities, including gift shops, restaurants, pubs, hotels, clothes shops, hairdresser, supermarkets, library, post office, churches, primary and secondary schools. As well as the large range of amenities there are multiple sports club available to join, such as Football, Cricket and Tennis.

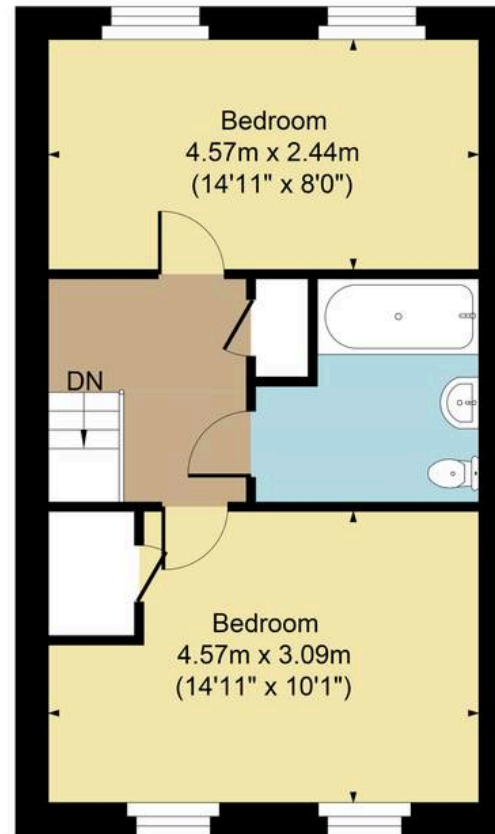




Main House Approx. Gross Internal Area:- 74.03 sq.m. 797 sq.ft.



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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