20b Sandy Lane Court, Upper Rissington
GL54 2NF - £349,950

Farr & Farr Sales & Lettings

20b Sandy Lane Court

Upper Rissington, Cheltenham

Council Tax band: TBD
Tenure: Freehold

EPC Energy Efficiency Rating: C

Upper Rissington is a popular village situated just 4 miles to the South of the beautiful market town of Stow On the Wold, 3 miles to the East of the village of Bourton on the Water and a 25 minute drive from Cheltenham. Within the village is good local shopping and an excellent school, all surrounded by some of the most beautiful countryside in England.

All four have been beautifully built in a cottage style and are surprisingly spacious and comprehensively fitted with luxury bathrooms including both showers and baths, a comprehensively fitted kitchen, good utility room and cloakroom. To the exterior there are attractive enclosed gardens and ample parking.

Please note: - In accordance with the Estate Agents Act 1979 we confirm the vendor is an employee of Farr & Farr Estate Agents.

LOUNGE/DINING/KITCHEN

Dimensions: 27' 7" x 13' 0" (8.40m x 3.96m). Lounge area with recessed fireplace. Double radiator. Inset ceiling spotlights. Alarm controls. High-quality flooring. Staircase to landing. Arch to Kitchen/ Dining area, beautifully finished with white sink set into Quartz worktops with mixer taps, cupboards and drawers below. Wall and base units. Built-in Bosch glass and stainless steel fronted oven with four ring gas hob and extractor hood. Built in fridge/freezer and washing machine. Part tiled walls. High quality tiled floor. Double radiator. Inset ceiling spotlights. Understairs cupboard with automatic light.

UTILITY ROOM

Dimensions: 8' 6" x 6' 1" (2.59m x 1.85m). Very well fitted with inset one and a half bowl sink unit set into worktops with cupboards below. Cupboard housing ideal gas fire central heating boiler. Plumbing and space for washing machine. Radiator. Extractor fan. Inset ceiling spotlights. High-quality flooring. Fully glazed door to garden.

CLOAKROOM

Low level WC. Wash hand basin with tiled splashback and mirror. Radiator. Extractor fan. Inset ceiling spotlights.

FIRST FLOOR

LANDING

Radiator. Ceiling spotlights.

BEDROOM 1

Dimensions: 13' 2" x 13' 6" (4.01m x 4.11m). (+ deep wardrobe recess). Double radiator. Two bedside lights. TV point.

BEDROOM 2

Dimensions: 14' 2" x 9' 3" (4.31m x 2.82m). Radiator. TV point. Access to loft with retractable ladder.

BATHROOM

Dimensions: 10' 4" x 6' 4" (3.15m x 1.93m). Of a very good size. Double ended panelled bath with central mixer taps, fully tiled surrounds and tiled shelf recess. Low-level WC with concealed cistern. Vanity wash hand basin with cupboards below. Wall mirror shaver point. Large shower cubicle with double headed shower, tiled splashback and glazed sliding screen. Inset ceiling spotlights. Extractor fan. Vertical heated towel rail/radiator. Fully tiled walls.

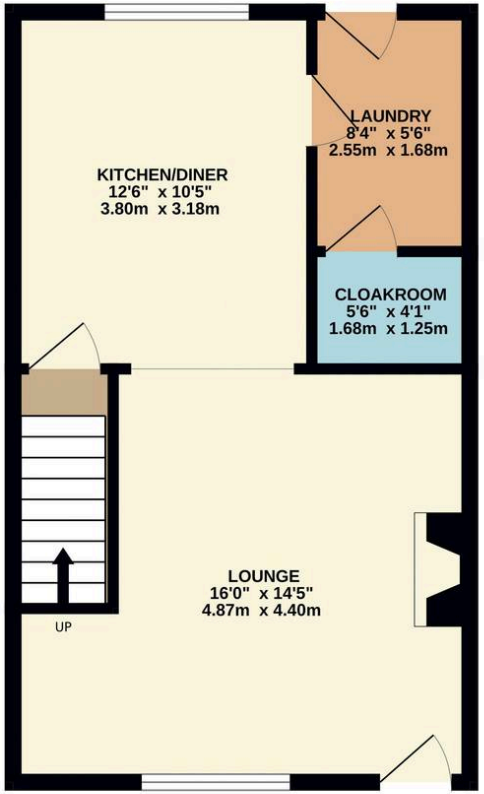
EXTERIOR

Parking space with wrought iron fencing divide to wide area of path with gravel detail to front door. Rear gardens with full width paved terrace opening to lawns with close boarded fencing and gate to the rear. Outside tap.

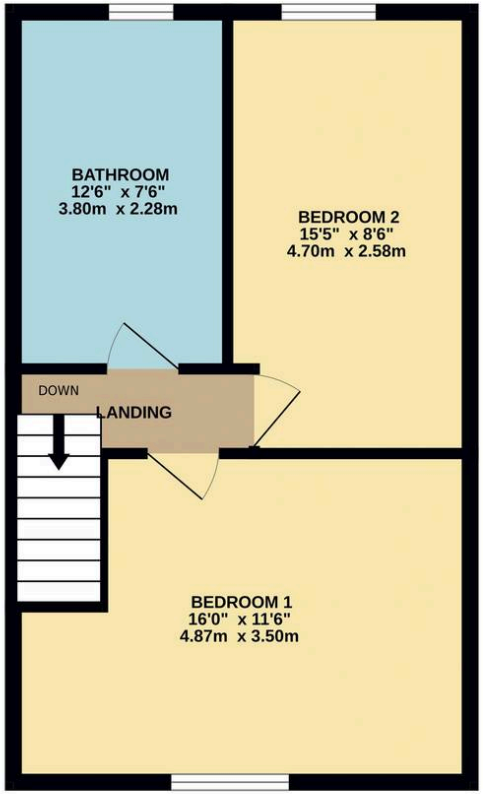
AGENTS NOTE

EPC: TBC COUNCIL TAX: TBC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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