



## Hawker Square, Upper Rissington

Guide Price £280,000



NO ONWARD CHAIN.

This three bedroom, mid terrace house situated on a popular road in Upper Rissington, presents a great opportunity for investors and first time buyers, with it's large, low maintenance garden, conservatory and walking distance to local amenities.

Through the front door you enter the front porch which can double up as a cloakroom, continuing into the hallway, which provides access to the L-shaped kitchen straight ahead, with ample space for large appliances, and a pantry area. Off the hallway to the right, there is a bright and spacious living room, there is a feature stone fireplace and double doors opening out into the airy conservatory, which provides access to the rear garden via double patio doors, and to the kitchen, creating a seamless flow on the ground floor.

Up on the first floor, there are three bedrooms, two doubles and one single, the principle bedroom benefits built-in wardrobes, and the second double bedrooms has built-in shelving. All the bedrooms are serviced by a contemporary bathroom.

Outside, the property benefits from; a large, low maintenance garden, with mature trees and shrubbery surrounding the garden providing privacy; paved driveway parking for two cars to the front; along with a storage cupboard next to the front porch.

EPC: C

Council Tax Band: C

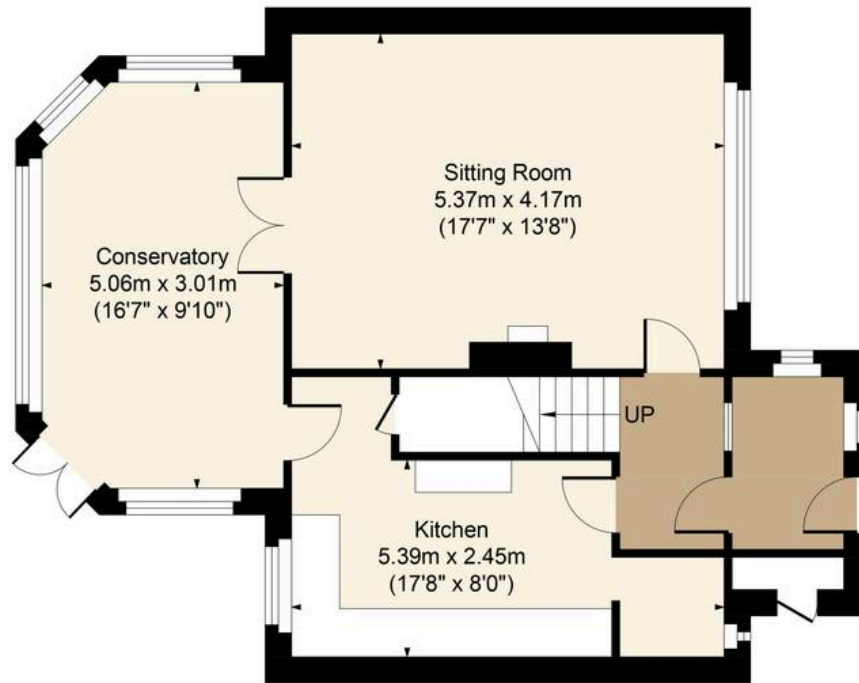
Tenure: Freehold

Upper Rissington occupies an elevated location between the Windrush and Evenlode Valleys and offers easy access to the A424, as well as Bourton on the Water. Upper Rissington has a fantastic shop, pharmacy, and gym as well as a village hall where many classes and events take place throughout the year. There is also the Rissington Primary School.

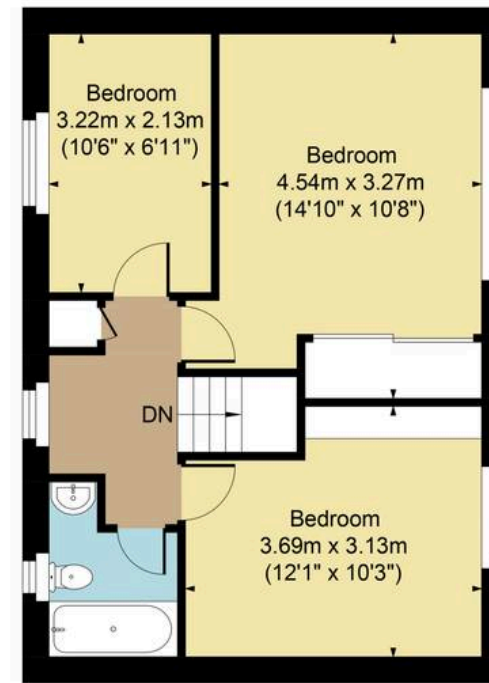




Main House Approx. Gross Internal Area:- 102.62 sq.m. 1105 sq.ft.  
Total Approx. Gross Area:- 102.62 sq.m. 1105 sq.ft.



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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