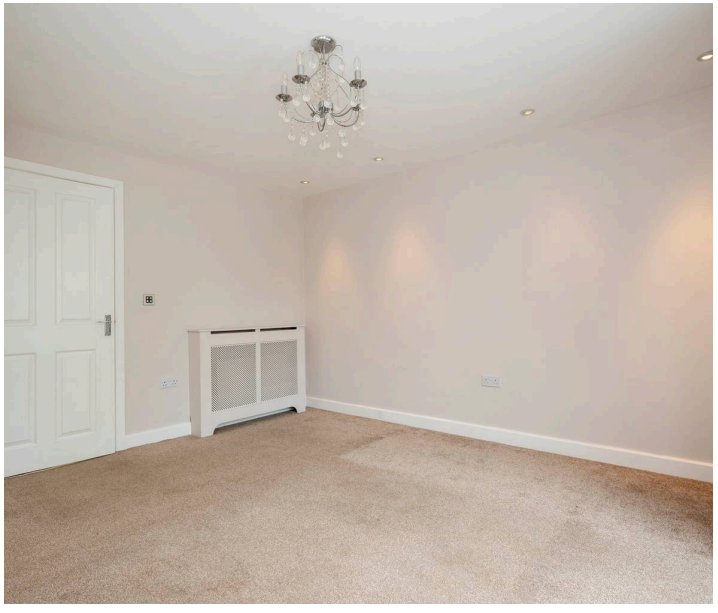



# Barnsley Way, Bourton-On-The-Water

Offers in Excess of **£290,000**







Situated in the picturesque and highly sought-after village of Bourton-on-the-Water, this beautifully presented two-bedroom home offers comfortable, modern living within easy walking distance of the village centre, local amenities and scenic riverside walks. With a proven rental income, the property presents an excellent opportunity for investors, whilst equally appealing to those looking for a permanent home in the heart of the Cotswolds.

Entering the property, you are welcomed into a modern kitchen featuring attractive wood-effect units, ample cupboard storage and generous worktop space, providing a practical and stylish space for everyday living. From here, the accommodation flows through to a spacious sitting room, offering plenty of room for both relaxing and dining. Patio doors open directly onto the enclosed rear garden, allowing natural light to fill the room and creating a lovely connection between the indoor and outdoor spaces. Stairs rise to the first floor, where you will find two well-proportioned double bedrooms, both benefiting from fitted wardrobes and offering excellent storage. A family bathroom completes the first-floor accommodation.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind, featuring an attractive artificial lawn and patio area, ideal for outdoor dining, entertaining or simply enjoying the warmer months. The property also benefits from parking.

• EPC: C • Council Tax Band: B • Tenure: Freehold •

Located in the picturesque village of Bourton-on-the-Water, this property enjoys easy access to a range of local shops, cafés, restaurants, and everyday amenities. Surrounded by beautiful Cotswold countryside, the village offers a charming community atmosphere while remaining well connected to nearby towns and transport links.



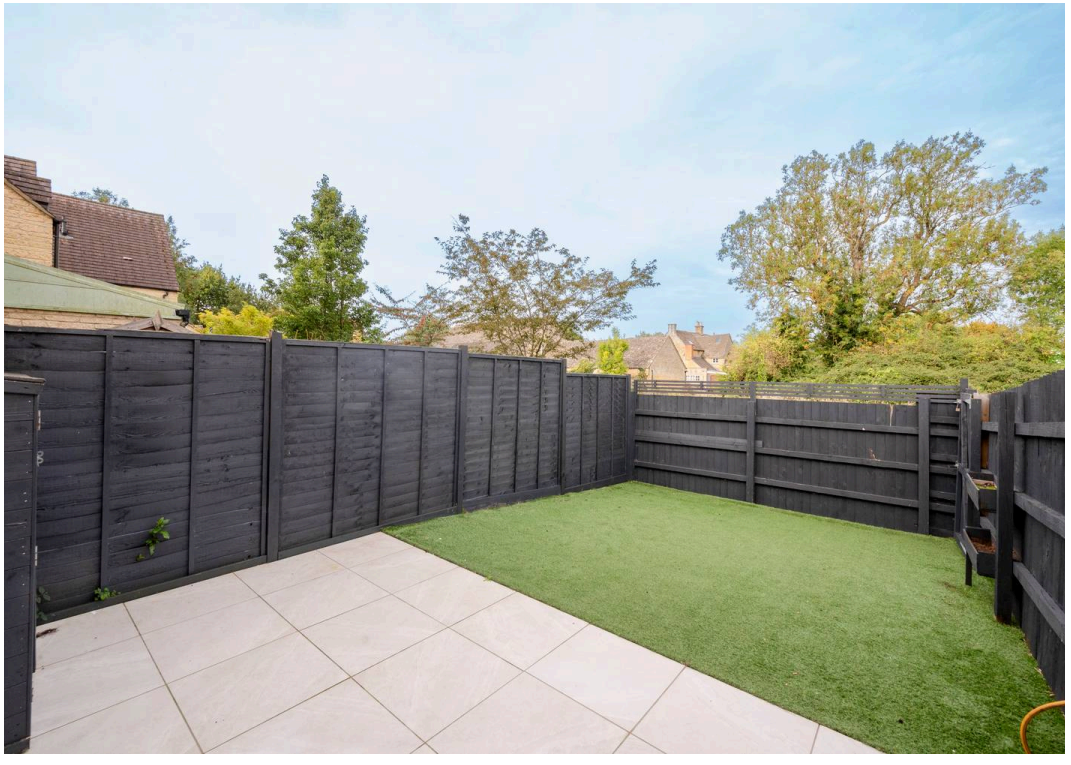


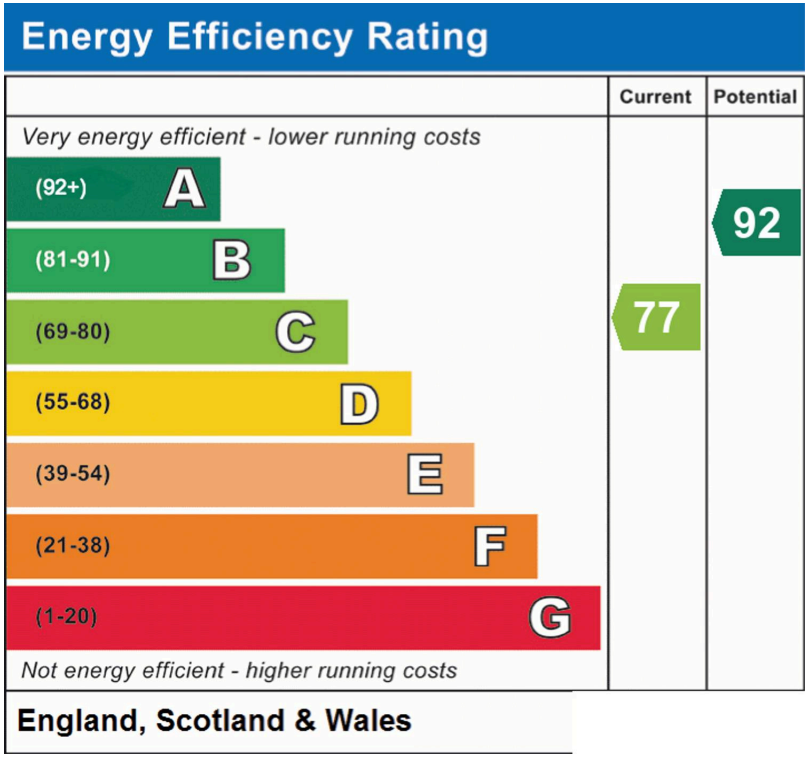











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
77
92
England, Scotland & Wales

# 46 Barnsley Way Bourton GL54 2GL

Main House Approx. Gross Internal Area:- 56.56 sq.m. 609 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
www.dmlphotography.co.uk


Harrison Hardie, High Street, Bourton-On-The-Water
Gloucestershire, GL54 2AN
bourton@harrisonhardie.co.uk 01451 822977