



Skylark Road, Bourton-On-The-Water

Guide Price £375,000



Available with no onward chain, this well-proportioned three-bedroom home is situated within the popular Bourton Chase development and offers spacious accommodation arranged over three floors, making it an ideal choice for family living. The property is conveniently located within the catchment areas for Bourton-on-the-Water Primary School and The Cotswold School, further adding to its appeal for families.

Entering the property through the front door, you are welcomed into the entrance hall, with stairs rising to the first floor. A door to the right leads into the living room, which benefits from useful under-stairs storage. Continuing towards the rear of the property, you will find the spacious, modern kitchen/dining room, featuring a range of built-in appliances, including a fridge/freezer, dishwasher, oven and hob. There is ample space for a dining table and chairs, while double patio doors open directly onto the rear garden. A separate ground-floor cloakroom completes the accommodation on this level.

On the first floor are two bedrooms, one of which benefits from a useful adjoining store room. The family bathroom is also located on this floor, together with a further storage cupboard and stairs leading to the second floor. The second floor provides a further double bedroom, along with an additional store room and separate shower room, offering excellent flexibility for family living, guests or those requiring additional space.

Externally, the property benefits from a low-maintenance rear garden with both lawn and patio areas, as well as outdoor water and electrical points. A rear gate provides access to the garage and driveway, with parking for two cars and an electric vehicle charging point.

Maintenance Fee: Approx. £216.64 p/a

Tenure: Freehold

Council Tax Band: C

EPC: B





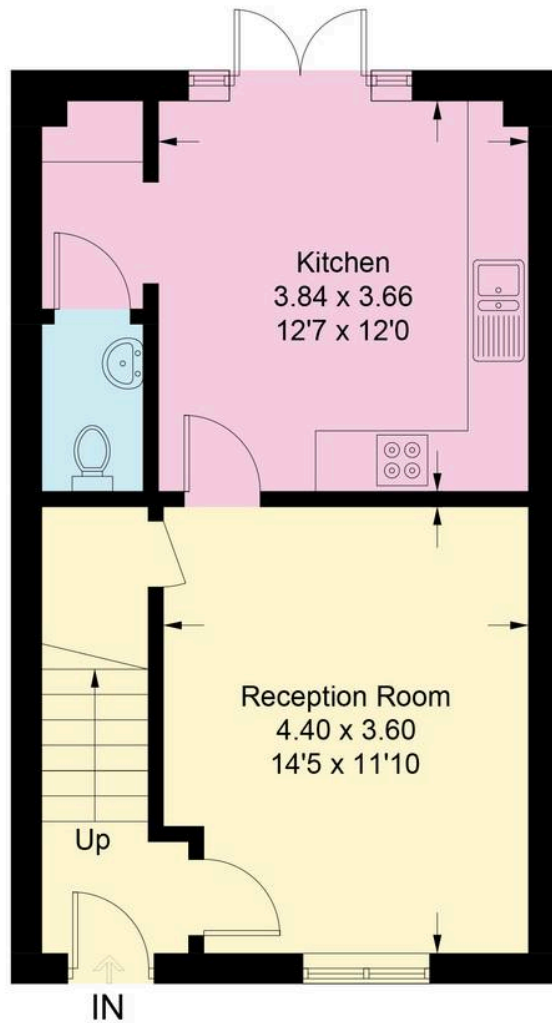


Energy Efficiency Rating

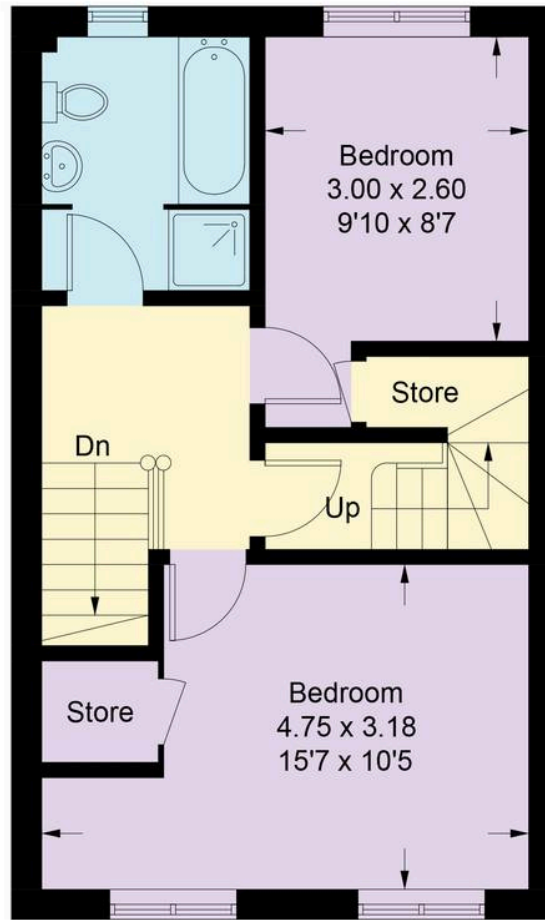
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

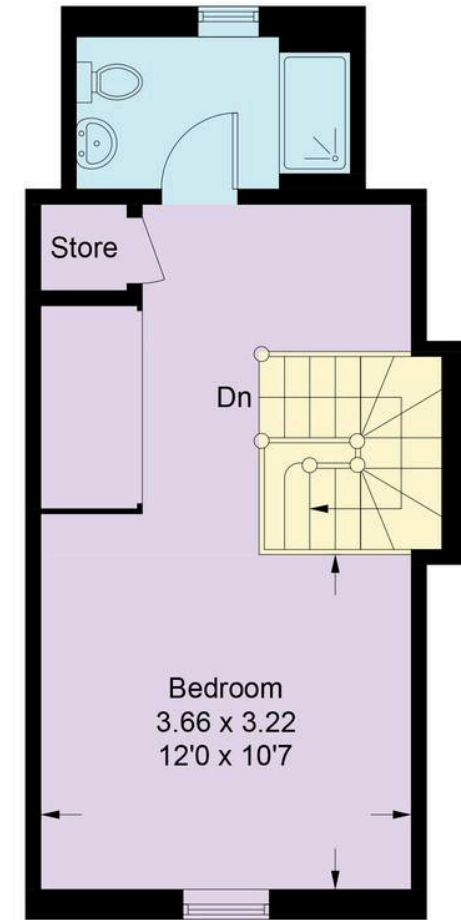
Approximate Gross Internal Area = 110.6 sq m / 1190 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID688354)