

HOLMANS
ESTATE AGENTS

46 Melville Estate, Bourton-on-the-Water, Cheltenham, Gloucestershire, GL54 2EU

Guide Price £265,000, Freehold

Property Description

A mid-terraced three bedroom property with scope for further enhancement with a good sized mature garden and magnolia tree. Occupying a residential position on the edge of the village which is a short walk from schools and the village amenities.

The property offers gas fired central heating, Upvc double glazing, separate living room and extended breakfast kitchen overlooking the particularly attractive rear garden. There is off-street parking for one vehicle to the front and the property is just over a quarter of a mile from one of the most popular villages in the North Cotswolds.

Bourton-on-the-Water has its own primary school, renowned secondary school, community hospital, supermarkets, beautiful scenic walks and lovely surrounding countryside.

Offered with no onward chain.

Accommodation Comprises

Entrance Hall

Upvc half-glazed front door. Oak flooring. Stairs rising to first floor accommodation. Single radiator. Original 1930's stripped back waxed pine door.

Living Room

(17' 2" x 10' 1") or (5.23m x 3.07m)
Oak wooden flooring. Feature fireplace with wooden surround and decorative brick built hearth. Space for plug-in electric fire. Double glazed bay window overlooking the front of the property. Large radiator. 1930's waxed pine original door.

Kitchen / Breakfast Room

(16' 2" x 8' 11") or (4.93m x 2.72m)
Fitted with white contemporary units. Double fronted larder cupboard, two matching wall-mounted cupboards, two base units, triple under-counter drawers. Large plate rack. Stainless steel sink with mixer tap. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for oven. Tiled on three walls. Space for fridge freezer.

Dining Room

(11' 11" x 7' 1") or (3.63m x 2.16m)
Overlooking mature rear garden. Lantern style skylight. Double radiator. Vinyl flooring fitted throughout the kitchen and breakfast area. Sliding Upvc patio doors to the rear.

First Floor Landing Area

Loft access.

Shower Room/WC

Original 1930's stripped back waxed pine door. Thermostatic Triton shower cubicle with hand-held shower head. White low level w.c. sink with tiled splashback. Upvc double glazed privacy glass window overlooking rear garden. Linoleum flooring. Single radiator.

Rear Bedroom 1

(12' 6" x 10' 0") or (3.81m x 3.05m)
Original 1930's stripped back waxed pine door. Double glazed window overlooking rear garden. Fitted wardrobe space housing Worcester Bosch central heating boiler. Recess providing space for wardrobe. Single radiator.

Bedroom 2

(10' 2" x 10' 0") or (3.10m x 3.05m)
Original 1930's stripped back pine waxed door. Double glazed window overlooking front of property. Recess providing space for wardrobe. Double radiator. Picture rail.

Bedroom 3

(7' 2" x 5' 11") or (2.18m x 1.80m)
Original 1930's stripped back pine door. Picture rail. Double glazed window overlooking the front of the property.

Outside

Rear Garden

A selection of flagstone and crazy paving patio with magnolia tree. Mature well stocked raised beds, pathway separating grassed area leading to a large timber cabin. Gate providing rear access.

Front Garden

Crazy paving driveway providing off-street parking for one vehicle. Flower bed to the side with fenced and hedged boundaries.

N.B

There is a restriction in the sale of the property whereby for the first 8 weeks of marketing, the property can only be sold to those who have lived or worked in the local vicinity for the last 3 years. Clarification of this can be obtained from the housing department of Cotswold District Council. Following this period the property can be sold to anyone as long as it is their main residence.









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Ground Floor
44.5 sq m / 479 sq ft

First Floor
34.9 sq m / 376 sq ft

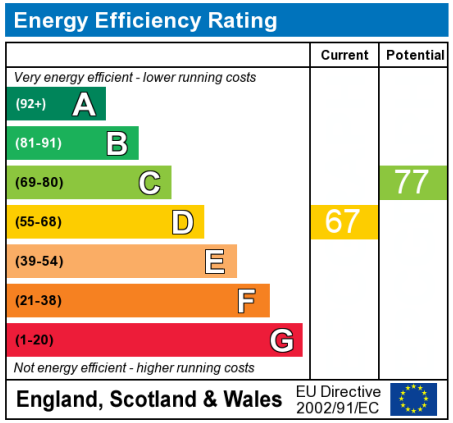
Approximate Gross Internal Area = 79.4 sq m / 855 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1341764)

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Directions

From our Moreton-in-Marsh office, turn left and continue south along the A429 Fosseway for approximately eight miles, continuing through the market town of Stow-on-the-Wold to Bourton-on-the-Water. At the traffic lights at Bourton-on-the-Water take the first turning on the left hand side. Proceed down Station Road turning left on to Spring Vale which merges in to Melville Estate, at the T-junction turn right and right again. The property will be located on the left hand side.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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HOLMANS ESTATE AGENTS

Barklays House, High Street, Moreton in Marsh, GL56 0AX
Tel: 01608 652345

Email: sales@holmansestateagents.co.uk
www.holmansestateagents.co.uk

121 Park Lane, Mayfair, London W1K 7AG
Tel: 02074 098391