



18 Sopwith Road
Upper Rissington
Gloucestershire
GL54 2NS



Description

A beautifully presented three bedroom end of terraced house that has been extensively modernised by the owners. The property comprises entrance hall, sitting room with wood burning stove, kitchen/breakfast room, utility area and cloakroom. Upstairs there is a modern bathroom serving two double and one single bedroom. The well maintained gardens are lovely and extend to the front and the rear. Scope to extend subject to planning permission.

Upper Rissington

Upper Rissington occupies an elevated location

between the Windrush and Evenlode Valleys and offers easy access to the A424 Stow on the Wold/Burford road as well as Bourton on the Water. Upper Rissington has a fantastic new shop, pharmacy, gym and cafe as well as a brand new village hall. There is also the OUTSTANDING Rissington Primary School. Further facilities and schools can be found in both Bourton on the Water, Stow on the Wold and Burford. A bus service links the village to the local schools at Bourton on the Water, as well as wider destinations.

Directions

Proceed from Bourton on The Water High




Street and turn right onto Rissington Road. Proceed through Little Rissington and turn right at the T junction. Turn left into Sopwith Road then turn left again and the property can be found on the left-hand side with communal parking to the front.

Tenure and Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

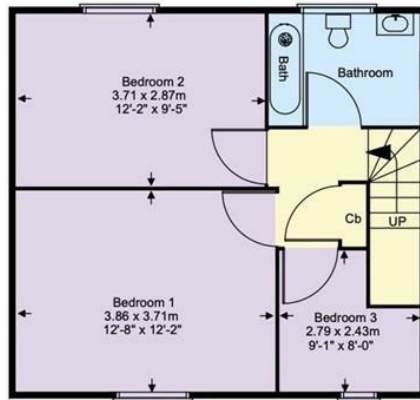
Viewing Arrangements

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

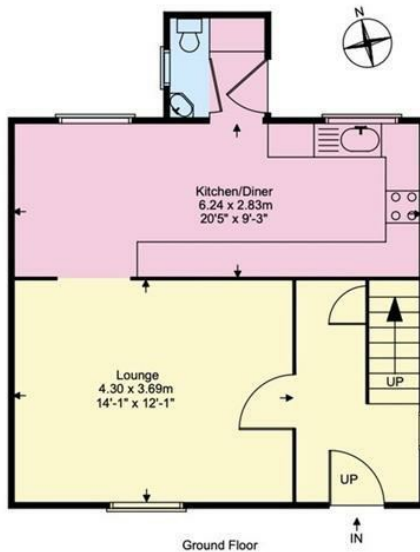
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	68
England & Wales		EU Directive 2002/91/EC 



Approximate Gross Internal Area = 85.90 sq m/ 925 sq ft



First Floor



Ground Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

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Bourton on the Water

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