



40 Green Lake Close
Bourton-On-The-Water
Gloucestershire
GL54 2PR



Description

Green Lake Close is well situated and provides excellent access to local amenities, schools, and transport networks.

Number 40 is an immaculately presented property that has recently undergone refurbishment by our vendors. The accommodation comprises of a newly renovated kitchen which has brand new appliances from a dishwasher, washing machine and fridge/freezer. The gas combi boiler was installed around 15 months ago. The living room can be found to the back of the property which has opportunity to install a gas fireplace. The vendors fitted new windows and patio doors in February.

Upstairs there are three well proportioned bedrooms with the principal room having the added extra of fitted floor to ceiling wardrobes. The bathroom has also been

renovated with new flooring. The carpets upstairs are brand new.

To the rear of the property there is a private garden which is mostly laid to patio making it easy to maintain.

There is a small garage, suitable for storage but with huge potential to convert to make apart of the living accommodation, subject to all the necessary planning permission. There is off road parking for one car.

Bourton on the Water

Bourton on the Water is a large village situated in the heart of the North Cotswolds - a popular tourist destination, a village of enormous character and appeal, with period Cotswold stone houses and shops flanking the shallow River Windrush that runs through the village centre. There are a range of amenities, including



gift shops, restaurants, pubs, hotels, clothes shops, hairdresser, supermarkets, library, post office, churches, primary and secondary schools.

Directions

From the offices of Harrison James & Hardie, continue down Lansdowne until you reach the right hand turning signposted Green Lake Close. Follow the road down to the bottom of the Cul-de-Sac where the property can be found on your right-hand side.

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.

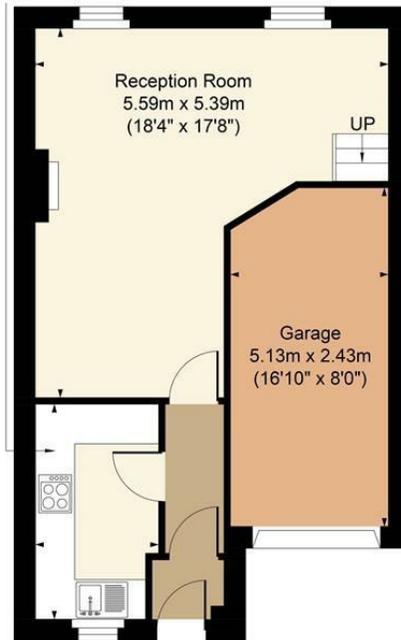
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



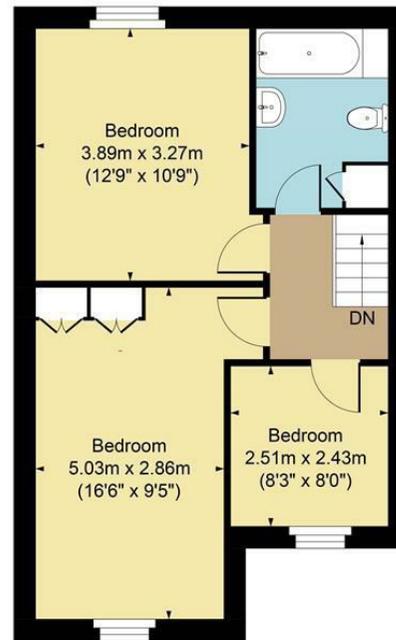
40 Green Lake Close Bourton GL54 2PR
 Main House Approx. Gross Internal Area:- 76.67 sq.m. 825 sq.ft.
 Garage Approx. Gross Area:- 12.03 sq.m. 129 sq.ft.
 Total Approx. Gross Area:- 88.70 sq.m. 954 sq.ft.



Kitchen
 3.26m x 1.88m
 (10'8" x 6'2")



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
www.dmlphotography.co.uk

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.

These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of harrison james & hardie or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions, photographs, floorplans, or any reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give and neither harrison james & hardie, nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

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Bourton on the Water

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