



2 Barnsley Way
Bourton-On-The-Water
Gloucestershire
GL54 2GA



Description

A three bedroom ex-show home property set on the edge of the development with a private garden. The hallway leads to the dual aspect sitting room on the right and the dining room to the left. The sitting room has a feature fireplace with electric fire and double doors lead out to the garden. The dining room looks out to the front and a door leads through to a spacious kitchen, which is large enough to accommodate a table and chairs for dining. The kitchen is fully fitted with integrated dishwasher, oven, hob and fridge/freezer, with an integrated washer/dryer located in the utility room next door. The WC is in the hallway.

Upstairs, there are three bedrooms, two of which are double and the third a single. The master bedroom has an ensuite shower room and fitted wardrobes. There is also the option of converting the large loft (subject to necessary planning). Other houses on the development have been modified to create a further two bedrooms in this space.

Outside, the rear garden is surrounded by trees providing privacy and greenery. A gate leads to the garage, separate store (with light and power) and large driveway, which allows parking for up to three vehicles.

Council Tax Band: D

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 Harrison James & Hardie in Bourton on the Water, turn

left onto the High Street and follow the road through Lansdowne then turn right onto the A429 Fosseway. Take the right hand turning signposted for Bourton Industrial Park, then take the first right hand turning into Barnsley Way. The property can be found on the right hand side, identified by our 'For Sale' board.

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			89
(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 	



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Main House Approx. Gross Internal Area:- 95.74 sq.m. 1031 sq.ft.

Garage Approx. Gross Area:- 15.19 sq.m. 163 sq.ft.

Total Approx. Gross Area:- 110.93 sq.m. 1194 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

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

High Street, Bourton on the Water
GLOS GL54 2AN
Tel: 01451 822 977 Fax: 01451 822 961
Email: bourton@harrisonjameshardie.co.uk

Moreton in Marsh

High Street, Moreton in Marsh
GLOS GL56 0AF
Tel: 01608 651 000 Fax: 01608 651 411
Email: moreton@harrisonjameshardie.co.uk