



106 Roman Way
Bourton-on-the-Water
Gloucestershire
GL54 2HD



Description

A three bedroom detached family home situated within walking distance of the local shops and schools.

The front door leads in to the hallway with stairs to the first floor and doors off to the cloakroom, sitting room (with wood burning stove) and to the kitchen (and utility room). The kitchen leads on to the conservatory and, in turn out to the rear garden from which an outdoor storage area can be accessed. Upstairs there are three good size bedrooms and the family bathroom.

The well maintained rear garden is enclosed by timber fencing and is laid to lawn with stocked borders. There is a large gravelled driveway to the front which provides access to the single garage.

The property benefits from double glazing and is warmed by oil fired central heating.

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

Leave the centre of Bourton on the Water via Moore Road, turning left at the junction onto Station Road. Turn right (opposite the Cotswold School) into Roman Way, and proceed until the property can be found on the left 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			
(81-91) B			
(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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Approximate Gross Internal Area
 Main House = 1367 sq ft - 127 sq m
 Garage = 140 sq ft - 13 sq m
 Total = 1507 sq ft - 140 sq m



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.

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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