

established 200 years

Tayler & Fletcher



24 Springvale, Bourton-On-The-Water, Cheltenham GL54 2ES

Guide Price £297,500

A three bedroom semi-detached house with large garden, garage and off street parking set in a mature residential area on the edge of the village within walking distance of the Cotswold Secondary School. NO ONWARD CHAIN.

taylorandfletcher.co.uk

LOCATION

Springvale is situated in a mature residential area on the edge of the village. Bourton provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary School. The area's larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide outdoor rural leisure pursuits.

DESCRIPTION

No. 24 Springvale comprises a substantial semi-detached house of brick elevations under a pitched plain tiled roof. The property has been in the current ownership for many years and would benefit from some updating. The accommodation is arranged over two floors with sitting room, kitchen/dining room and utility on the ground floor and three bedrooms and a family bathroom on the first floor. There is a fully boarded attic above with roof lights and offering further potential subject to any necessary consents. The property has off street parking, a detached garage and a substantial garden to the rear, extending to approx 150ft.

Approach

Covered entrance and Upvc double glazed front door to:

Entrance Hall

With stairs rising to first floor. Glazed paneled door to:



Kitchen/Breakfast Room

Simply fitted kitchen with worktop with stainless steel sink unit with range of built in cupboards below, space and plumbing for washing machine and dishwasher. Range of eye level cupboards, tiled splash back, wall mounted Worcester gas fired central heating boiler, wall mounted electricity meter and fuse box. Further matching unit with four ring gas hob with built in oven/grill below, extractor over

and further range of built in cupboards. Double glazed casement windows to front and side elevations. Tiled floor. Door to below stairs larder cupboard with shelving and double glazed fixed casement to rear elevation.

From the kitchen/breakfast room, glazed paneled door to:

Utility Room

With tiled floor and aluminum double glazed door leading out to the rear garden with double glazed casements to either side. Tiled walls and range of built in cupboards. From the hall, glazed paneled timber door through to:



Sitting Room

Double aspect with wide double glazed casement windows to front and rear elevation. Fireplace with painted outer surround and timber mantle. Picture rail. Two wall light points. From the hall, stairs with timber handrail rise to the:



First Floor Landing

With two fixed double glazed casements overlooking the rear garden. Timber door to:

Bedroom One

With double glazed casement window to front elevation.



Bedroom Two

With double glazed tilted window overlooking the rear garden.

Bedroom Three

With wide double glazed tilted window to the front elevation.

From the landing, timber door to:

Family Bathroom

With corner bath with chrome mixer tap and handset shower attachment, glazed shower screen and wall mounted Bristan electric shower over. Tiled walls, low level WC and pedestal wash hand basin.



OUTSIDE

24 Springvale is set in a private cul de sac on the edge of the village with a reconstituted stone wall to the front with graveled driveway to the side and a graveled terrace with raised beds surrounding to the front. Set to the rear of the property is a detached pre fabricated garage (for storage) and in turn set beyond is the principal garden, a large garden (approx 150ft) with a paved terrace area with detached greenhouses immediately to the rear of the house, a graveled

border and leading on to an extensive lawn sub divided by clipped box hedging. Leading in turn down to the end of the garden with a mixture of close board and timber fencing and hedging to either side.

Section 157

24 Springvale was formerly owned by the Local Authority and as such contains a restrictive covenant, which requires consent to purchase from the Local Authority. It is understood that any purchaser who has lived and worked within Gloucestershire or another Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing of the subject property. The property is also restricted for use as a main residence and not as a second or holiday home.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX

Council Tax band C. Rate Payable for 2023/ 2024: £1,840.96

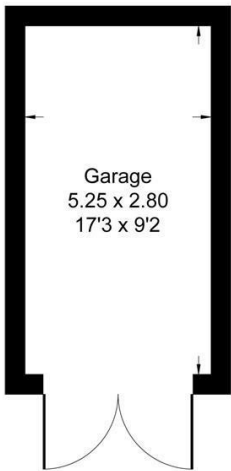
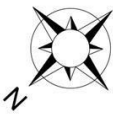


DIRECTIONS

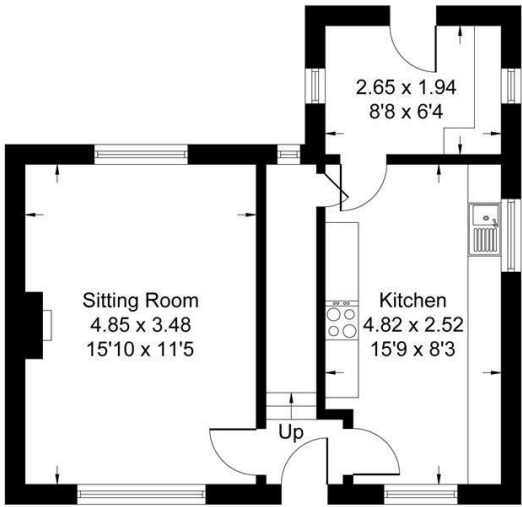
From the Bourton office of Tayler & Fletcher follow the road towards the village centre taking the first left turn into Moore Road. At the top of Moore Road at the T junction turn left into Station Road, continue towards the traffic lights and just before turn right sign posted Melville & Springvale. Upon entering the housing estate, take the first left and No.24 will be found towards the end of the cul-de-sac.

Floor Plan

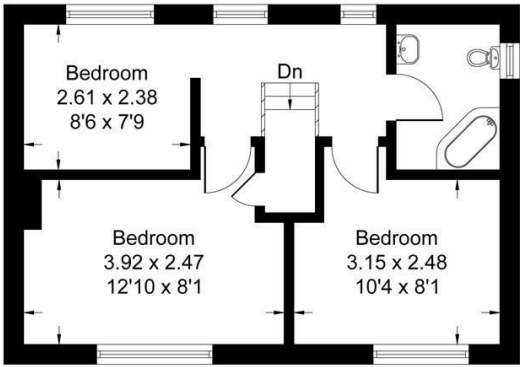
Approximate Gross Internal Area = 74.95 sq m / 807 sq ft
Garage = 14.70 sq m / 158 sq ft
Total = 89.65 sq m / 965 sq ft



Garage



Ground Floor



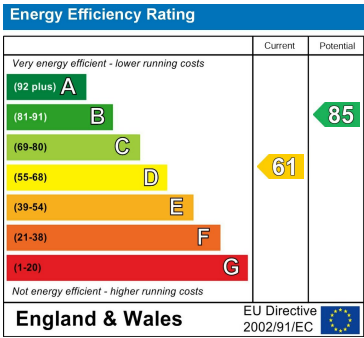
First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.