established 200 years

Tayler & Fletcher

7 Broadlands Court, Bourton-On-The-Water, Cheltenham GL54 2BW

Guide Price £325,000

A two bedroom end of terrace house set in a peaceful position a short level walk from the village centre within a popular development for the OVER 55's.
Available for sale with NO ONWARD CHAIN.

LOCATION

Broadlands Court is situated in a mature residential area on the edge of the village, a short level walk from the village centre and Londis supermarket. 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.7 Broadlands Court is a well presented two bedroom end terrace house set within this small and popular development of properties for the over 55's, only a short level walk from the village centre and amenities. The property is constructed of reconstituted Cotswold stone under a plain concrete tiled roof, with the accommodation arranged over two floors comprising a wide entrance hall, with shower room off, two interconnecting reception rooms with a conservatory off and a fitted kitchen set to the front. On the first floor there are two good sized double bedrooms and a bathroom. The property has a south facing paved terrace to the rear and a single garage set opposite, along with further visitor parking within the development.

Approach

Covered entrance with outside light and front door with opaque double glazed insert through to the:

Entrance Hall

With mat well, stairs rising to the first floor and painted timber door through to below stairs storage cupboard with wall mounted heating and underfloor heating timeclock.
From the hall, painted timber door to:

Wet Room

With tiled floor, part tiled walls, glazed shower cubicle with chrome fittings and wall mounted shower rose. Low level WC with built in insert, wash hand basin with chrome mixer tap and built in cupboard below, part tiled walls, recessed ceiling spotlighting, electric mirrored light and chrome heated towel rail. Under floor heating.
From the hall, painted timber door to:

Kitchen

Fitted kitchen comprising one and a half bowl sink unit with chrome mixer tap set in a worktop with four ring Indesit halogen hob, comprehensive range of below work surface cupboards and drawers and space and plumbing for dishwasher and washing machine. Three quarter height unit to one side with double oven and grill with cupboards above and below, range of eye level cupboards and brushed stainless steel extractor over hob. Tiled splash back, wall mounted gas fired Worcester central heating boiler and time clock. Further pair of eye level cupboards and recessed upright fridge/freezer. Wide double glazed casement window to front elevation.
From the hall, painted timber door to:

Dining Room

With coved ceiling and wide archway interconnecting through to the:

Sitting Room

Double aspect with double glazed casement windows to rear and side elevations, coved ceiling and recess with built in display shelving.
From the dining area, double glazed door with matching panels to either side lead out to the:

Conservatory
With double glazed casements, sliding french doors out to the private terrace and a mono-pitched translucent roof with blinds.
From the hall, stairs with painted timber handrail and balustrade rise to the:

First Floor Landing
With stairlift (included in the sale if required), roof light over and painted timber door through to walk in storage room with built in shelving. Further painted timber door to airing cupboard with foam lagged hot water cylinder and pine slatted shelving.
From the landing, painted timber door to:

Bedroom One
With double glazed casement window to rear elevation, full width range of built in cupboards with hanging rail and shelving and bi-fold doors.

Bedroom Two
With double glazed casement window to rear elevation.
From the landing painted timber door through to:

Bathroom
With low level WC, bidet, pedestal wash hand basin with chrome taps, paneled bath with chrome mixer tap and handset shower attachment, part tiled walls and opaque double glazed casement to side elevation.

OUTSIDE
No. 7 Broadlands Court is set centrally within this popular development and is accessed via a pavioured path with graveled path to one side and herbaceous borders and picket fence surrounding. Set to the rear of the property and accessed from the conservatory is a private south facing paved terrace with picket fence to one end. Set opposite the house is a single garage with electrically operated up and over door. There is further visitor parking available within the development as required.

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 E. Rate Payable for 2024/ 2025: £2,653.80

TENURE
Broadlands Court is Long Leasehold (999 years from 24th June 1987). Management charges for 1st Jan - 31st Dec 2023: £2,558.18 (£213.18/month)

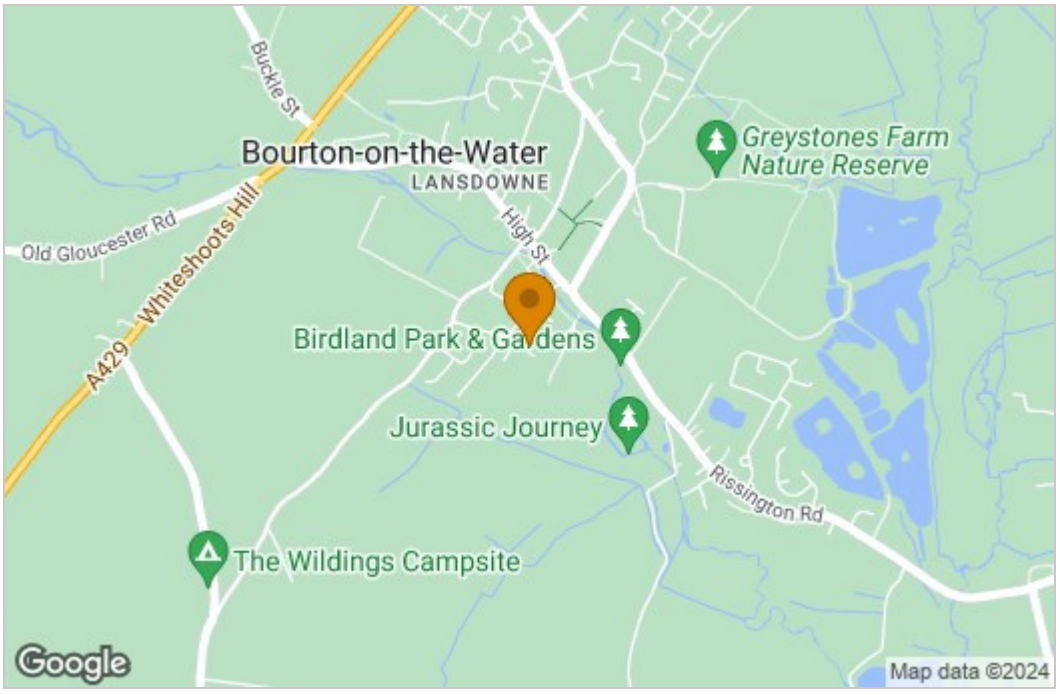
DIRECTIONS
From the Bourton office of Tayler & Fletcher proceed down the High Street and take the right hand turn over the second bridge in to Victoria Street. Proceed past the entrance to Chardwar Gardens and take the next left in to Clapton Row. Pass Gasworks Lane and take the next right hand turn in to Broadlands Court and No. 7 will be found set centrally within the development.

Floor Plan

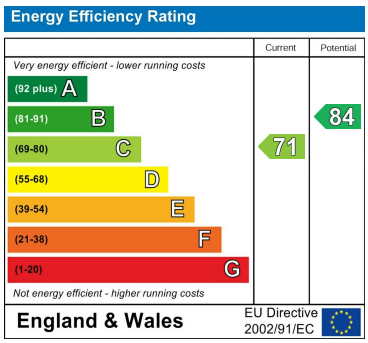
Approximate Gross Internal Area = 97.68 sq m / 1051 sq ft
Garage = 12.70 sq m / 137 sq ft
Total = 110.38 sq m / 1188 sq ft

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.

London House High Street, Bourton-on-the-Water, Gloucestershire, GL54 2AP
T: 01451 820913 E: bourton@taylerandfletcher.co.uk