

established 200 years

# Taylor & Fletcher



11 Barnes Wallis Way

Upper Rissington, Cheltenham, GL54 2GP

**Guide Price £285,000**



## 11 Barnes Wallis Way

Upper Rissington, Cheltenham, GL54 2GP

*A well presented three bedroom terraced house set in a good central location within the popular village of Upper Rissington*

### LOCATION

11 Barnes Wallis Way is set in the heart of the village of Upper Rissington; a popular residential location with recently built and upgraded facilities known as the Village Square as part of the Victory Fields development. This includes a Co-op shop, pharmacy, cafe, charity shop and gymnasium. Further facilities include a village hall and primary school. The nearby village of Bourton-on-the-Water provides a wider range of shops, supermarket and an excellent secondary school, while the Cotswold towns of Burford and Stow are also close by. There are mainline rail services from Kingham (6 miles) and the regions major centres of Cheltenham, Cirencester and Oxford are within easy travelling distance. The surrounding Cotswolds provide a wealth of rural leisure opportunities.

### DESCRIPTION

11 Barnes Wallis Way comprises a well presented mid terraced house of reconstituted stone elevations under a pitched slate roof with well planned accommodation arranged over two floors. With a good sized sitting room to the front of the house and a large kitchen/dining room to the rear with separate access out to the garden and a cloakroom off. On the first floor there are three bedrooms and a family bathroom. The property has two parking spaces to the front, a pleasant rear garden and occupies a central and convenient

position within the popular village of Upper Rissington.

### Approach

Gabled covered entrance with outside light. Front door with opaque glazed insert to:

### Entrance Hall

With stairs rising to first floor. Painted timber door through to:

### Sitting Room

L-shaped with double glazed casement window to the front elevation. Painted timber door through to:

### Kitchen/Dining Room

Fitted kitchen comprising 1 and a 1/2 bowl sink unit with chrome mixer tap set in a worktop with matching upstands. Four ring Zanussi gas hob with brushed stainless steel extractor and splashback over and built-in Zanussi oven/grill below. A range of below work surface cupboards and drawers and space and plumbing for dishwasher/washing machine, range of eye level cupboards and further cupboard housing the Potterton gas fired central heating boiler. Dining area and door to below stairs storage cupboard housing the electricity meter and fuse box.

Further painted timber door through to:

### Cloakroom

With low level WC, pedestal wash hand basin with tiled splash back and opaque double glazed casement to rear elevation.





From the kitchen separate pedestrian door with double glazed casement leads out to the rear garden.

### First Floor Landing

From the hall, stairs with timber handrail and painted balustrade rise to the first floor landing. With access to roof space. Set to the front of the house is:

### Bedroom one

With two double glazed casements to front elevation. Door to airing cupboard with pine slatted shelving and pressurised hot water cylinder. From the landing, painted timber door to:

### Bathroom

With matching suite of low level WC, pedestal wash hand basin with tiled splash back and shaving light over and paneled bath with chrome mixer tap, wall mounted shower attachment and bi-fold glazed shower screen. From the landing, painted timber door to:

### Bedroom Two

With double glazed casement window over looking the rear garden.

### Bedroom Three

With double glazed casement window over looking the rear garden.

### OUTSIDE

No. 11 Barnes Wallis Way is approached via a paved path with two paved parking spaces and herbaceous border to the front and in turn leading to the front door. Set to the rear of the house which has a separate pedestrian access past the adjoining property is the garden which can also be approached via a pedestrian door from the kitchen. The garden has a terraced area immediately to the rear of the house with the remainder laid mainly to lawn with a

detached storage shed to one corner and separate pedestrian gate.

### LOCAL AUTHORITY

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

### COUNCIL TAX

Council Tax band 'C'. Rate Payable for 2023/2024: £1,855.34

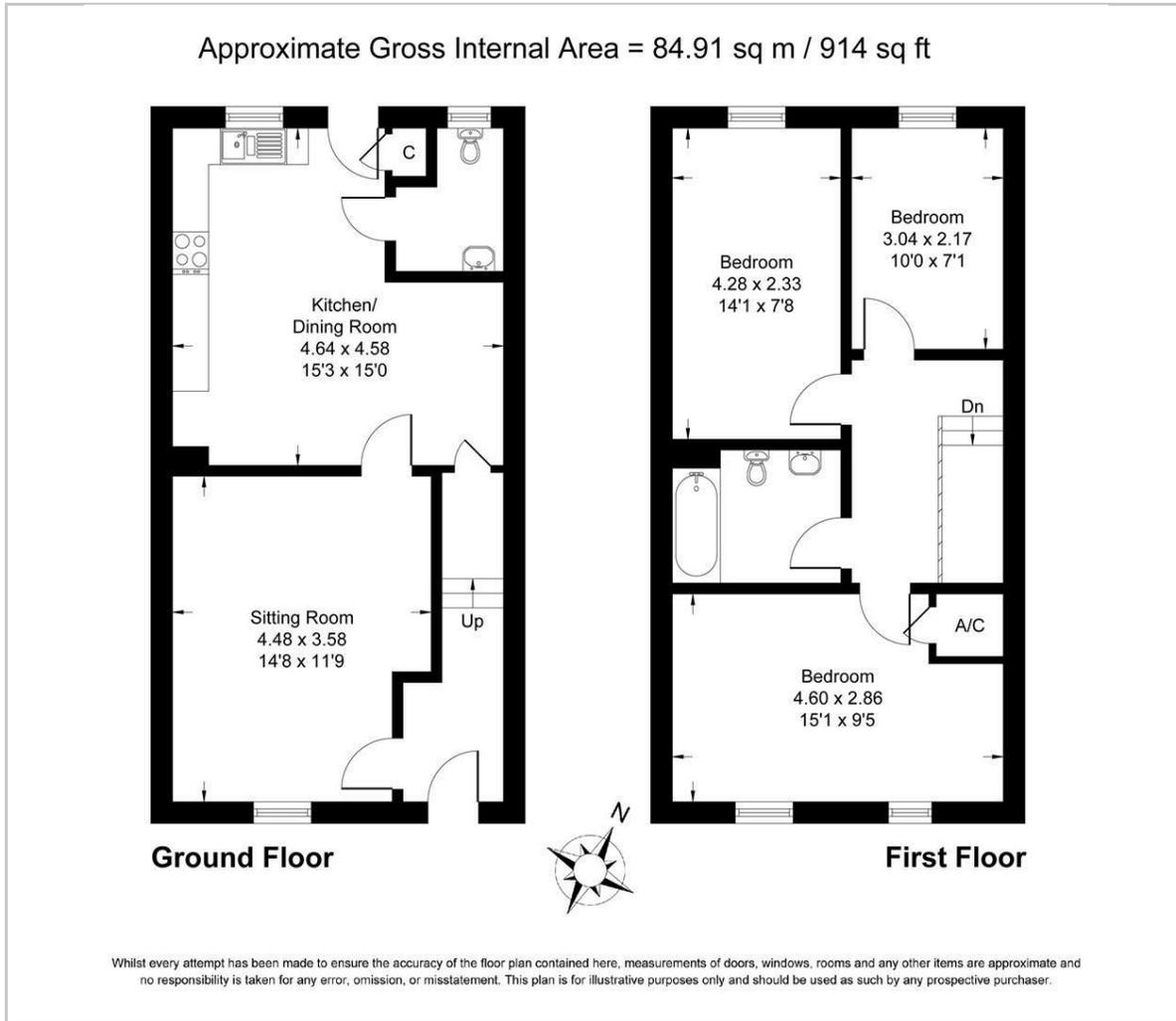
### SERVICES

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

### DIRECTIONS

From Bourton-on-the-Water take the Rissington Road up through Little Rissington. Upon reaching the T junction at the top turn right and proceed along the road, continuing straight over the roundabout and then turn left on to Mitchell Way then immediately left on to Delfin Way. Take the first right (before the post box) on to Barnes Wallis Way, where the property will be found approximately half way down the road on the left hand side.

## Floor Plan

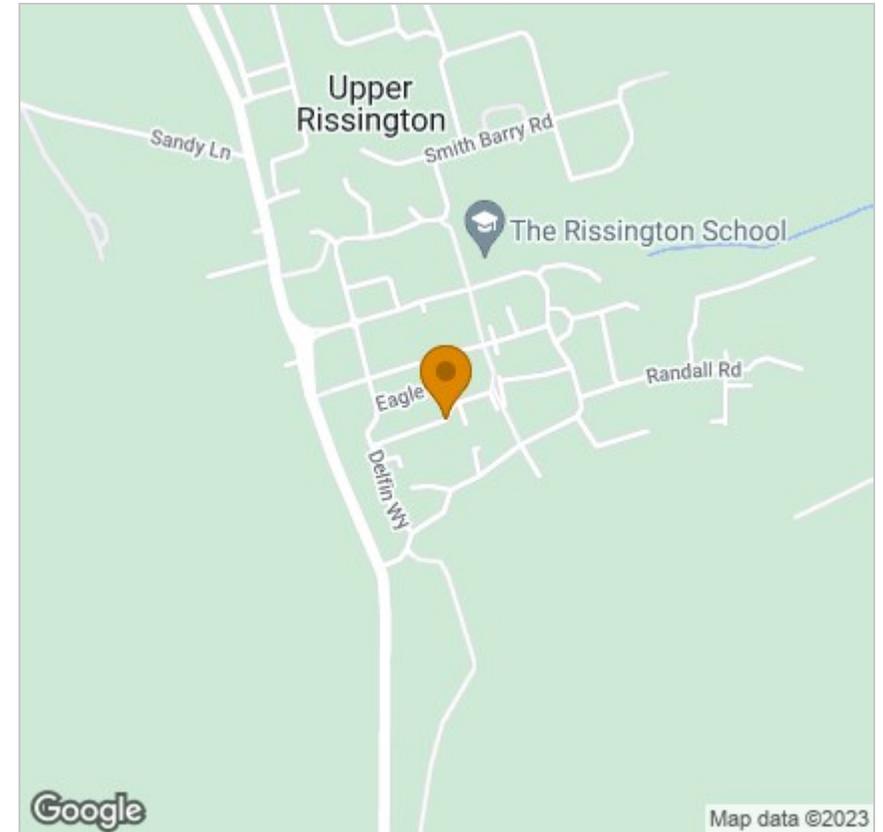


## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

