

established 200 years

Tayler & Fletcher



1 Delfin Way, Upper Rissington, Cheltenham GL54 2GU

Guide Price £350,000

A well presented three bedroom semi-detached house with driveway parking, single garage and private rear garden, set in a good central location within the popular village of Upper Rissington.

For sale with NO ONWARD CHAIN.

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LOCATION

1 Delfin 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, café, charity shop and gymnasium. Further facilities include a new 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

1 Delfin Way comprises a well presented semi-detached house of mellow rendered elevations under a pitched slate roof with well planned accommodation arranged over two floors. On the ground floor there is a downstairs cloakroom and a good sized sitting room to the front of the house and a kitchen/dining room to the rear with separate access out to the garden. On the first floor there are three bedrooms, one with en-suite shower room and a separate family bathroom. The property has driveway parking and a single garage set back to the side and a pleasant garden to the rear and occupies a central and convenient position within the popular village of Upper Rissington, close to all the village amenities.

Approach

Covered entrance with outside light and front door with opaque glazed panel to:

Entrance Hall

With tiled floor, mat well and painted timber door to:

Cloakroom

With continuation of the tiled floor, low level WC and pedestal wash hand basin with chrome mixer tap, tiled splash back and opaque double glazed casement to front elevation.

From the hall, painted timber door through to:

Sitting Room

With stairs rising to first floor and double glazed casement to front elevation, wall mounted central heating and hot water time clock.

From the sitting room, painted timber door to:



Kitchen/Dining Room

With fitted kitchen with granite worktops with one and a half bowl stainless steel sink unit with chrome mixer tap, four ring brushed stainless steel gas AEG hob with matching splash back and AEG extractor over and built in AEG oven/grill below. Comprehensive range of below work surface cupboards and drawers, built-in dishwasher and built-in washer/dryer, three quarter height unit to one side with built in cupboards and also housing a built-in refrigerator and freezer and a range of eye level cupboards. Corner cupboard housing the Potterton Promax gas fired central heating boiler. Double glazed casement window overlooking the rear garden, tiled floor.

Dining area with double glazed French doors leading out to the rear terrace and garden, further painted timber door to under stairs storage cupboard with wall mounted electricity meter and fuse box.

From the sitting room, stairs with timber handrail and painted balustrade rise to the:



First Floor Landing

With access to roof space and door to airing cupboard with

pressurised hot water cylinder.

Door to:

Bedroom One

With double glazed casement window to front elevation, pair of mirror fronted sliding doors to built-in cupboard with hanging rail and shelving.

Separate painted timber door to:

En-suite Shower Room

With recessed deep shower cubicle with bi-fold glazed doors, heated chrome towel rail, low level WC with built in cistern, wall mounted wash hand basin with chrome mixer tap and tiled walls.

From the landing, timber door to:

Bedroom Two

With double glazed casement window overlooking the rear garden.

From the landing, painted timber door to:

Family Bathroom

With paneled bath with wall mounted shower attachment with chrome fittings and bi-fold glazed shower screen. Part tiled and part mirrored walls, low level WC with built in cistern, wall mounted wash hand basin with chrome mixer tap, chrome heated towel rail, opaque double glazed casement to rear elevation and tiled floor.

From the landing, painted timber door to:



Bedroom Three

With double glazed casement window to the front elevation.

OUTSIDE

No.1 Delfin Way is approached from the street via a paved driveway with a path leading to the front door with clipped herbaceous shrubs and dwarf Cotswold stone wall to the front, with a small area of lawn. The driveway continues to the side of the house and in turn leads to a large SINGLE GARAGE of reconstituted stone elevations

under a pitched slate roof with up and over door. There is a pedestrian gate connecting through to the rear garden with a paved terrace immediately to the rear of the house leading on to a lawn with mature plants and shrubs surrounding and a raised pergola and decked seating area to one side.



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

SERVICES

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

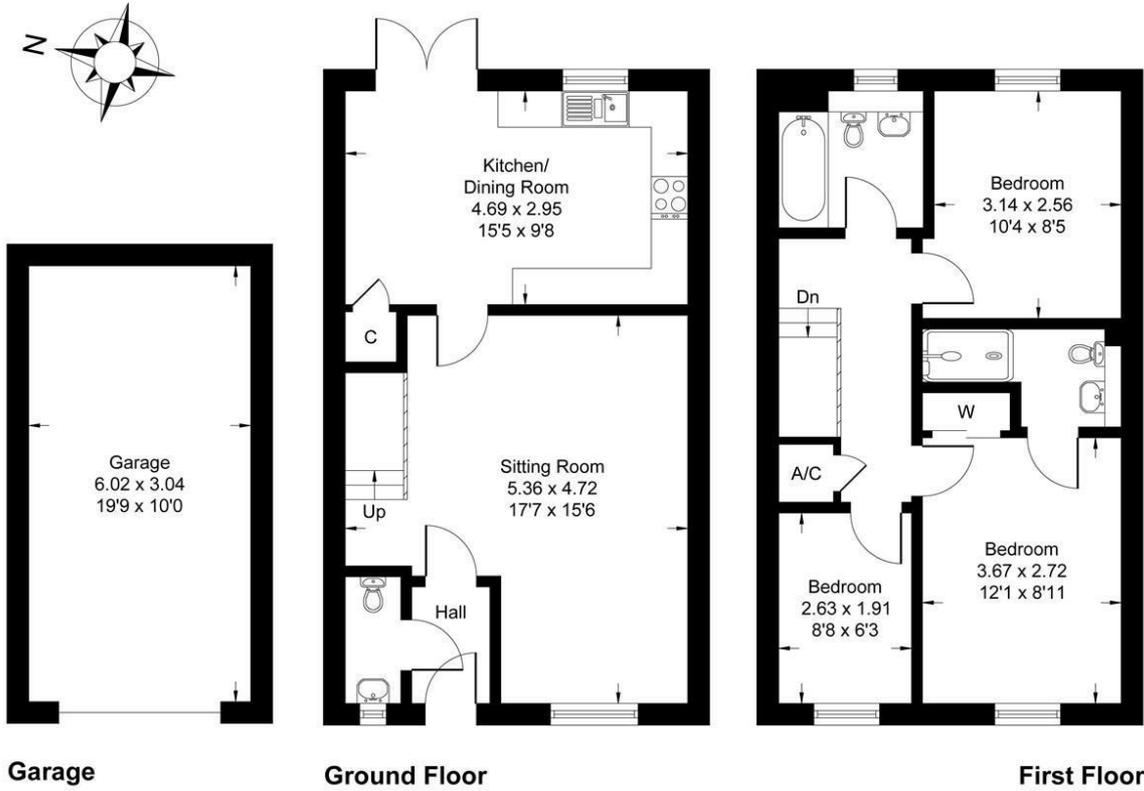


DIRECTIONS

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 to the round about. Bear left towards the shops and village school, turning right at the first round about. No.1 Delfin way will be found shortly on the left hand side before the bend.

Floor Plan

Approximate Gross Internal Area = 79.35 sq m / 854 sq ft
 Garage = 18.30 sq m / 197 sq ft
 Total = 97.65 sq m / 1051 sq ft

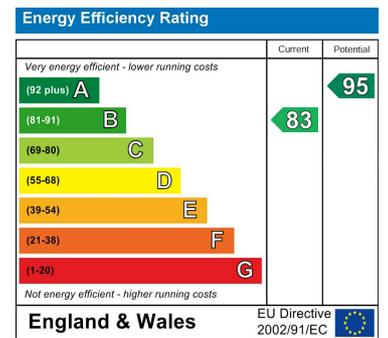


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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