

established 200 years

# Taylor & Fletcher



19 Chardwar Gardens  
Bourton-On-The-Water, Cheltenham, GL54 2BL  
Guide Price of £309,500



# 19 Chardwar Gardens

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*A centrally positioned and well presented 2 Bed terraced townhouse set in this popular development for the over 55's with allocated parking space. NO ONWARD CHAIN.*

## LOCATION

Chardwar Gardens is set in the heart of the well known Cotswolds village of Bourton-on-the-Water, famous for its wide village green with the River Windrush running through. Bourton provides an excellent range of local shops and facilities within easy level walking distance. The areas larger commercial centres of Cheltenham, Cirencester and Oxford are within easy travelling distance with excellent access to the motorway network via the A40 to the south. There are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network.

## DESCRIPTION

No.19 Chardwar Gardens comprises a well appointed terraced townhouse set just off the village centre, within a peaceful setting yet just a stones throw from the village centre. The accommodation is arranged over two floors with a reception hall with recently refurbished ground floor shower room off, an open plan sitting and dining room and a well fitted kitchen. On the first floor there are two good sized double bedrooms and a bathroom. Set to the front of the property is a single parking space and there is a private terraced area to the rear opening out to the communal gardens.

## Approach

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

## Entrance Hall

With built in cloaks cupboard also housing the electricity meter and fusebox together with the gas meter. Painted timber door to

## Sitting Room

With dual aspect with double glazed casement windows to the front and sliding double glazed doors to the rear leading out to the terrace and communal gardens. Two wall light points and decorative fire surround and fitted with an electric coal effect fire. (Gas point adjacent).

## Ground Floor Shower Room

With built in shower with curved glazed doors, pedestal wash hand basin and low level WC. Tiled walls.

## Kitchen

With fitted kitchen with worktop with stainless steel sink unit, Diplomat halogen hob with built-in oven/grill below, comprehensive range of below work surface cupboards and drawers, freestanding Hotpoint washer/dryer, freestanding Bosch upright fridge/freezer, a range of eye-level cupboards and extractor over hob, further glazed door and display cabinet, double glazed casement window overlooking the rear terrace and gardens, wall mounted Baxi gas-fired central heating boiler, coved ceiling, tiled splash back.

From the hall, stairs with painted timber hand rail and balustrade rise to the:

## First Floor Landing

With access to roof space and door to airing cupboard with foam lagged hot water cylinder and pine slatted shelving and separate door to:

## Bedroom 1

With two double glazed casement windows to front elevation, extensive range of built in wardrobe cupboards with vanity unit to one end.





### Bedroom 2

With double glazed casement window to rear elevation.

### Bathroom

With opaque double glazed window to rear elevation. Panelled bath with mixer tap with separate wall mounted shower attachment and glazed shower screen. Low level WC and inset oval wash hand basin with built in cupboards below. Part tiled walls.

### OUTSIDE

No.19 is approached from the parking area with a covered walkway leading past the front door. Set to the rear of the property is a private paved terraced area which in turn leads out to the communal gardens, which are laid mainly to lawn, with herbaceous shrubs and borders, with a walkway leading back to the central communal terrace with fountain and mature tree, beds and borders. There is vehicular access to the centre of the development leading to the private parking, with a further access off Clapton Row. There are a number of visitor spaces and No.19 has a private allocated space to the front of No19. There is private gated pedestrian access directly from Chardwar Gardens out on to the riverside pathway and in turn to the village centre.



### TENURE

Freehold with Vacant possession upon completion. This property is Freehold and First Port, the management company, looks after all of the communal areas of the development for which each property pays a monthly management charge.

### MANAGEMENT CHARGE

There is a monthly management charge circa £290 per month to cover maintenance of all of the communal areas and services along with the costs of the on site manager. Further details of this charge can be provided by the Bourton-on-the-Water office.

### DIRECTIONS

From the Bourton office of Tayler and Fletcher proceed in a northerly direction in to the centre of the village. Take the second right turn over the river and Chardwar Gardens will be found after a short distance on the left hand side. Proceed in to Chardwar Gardens and No.19 will be found in the centre of the development with parking at the entrance.

What3words: crumple.admiringly.only

### SERVICES

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

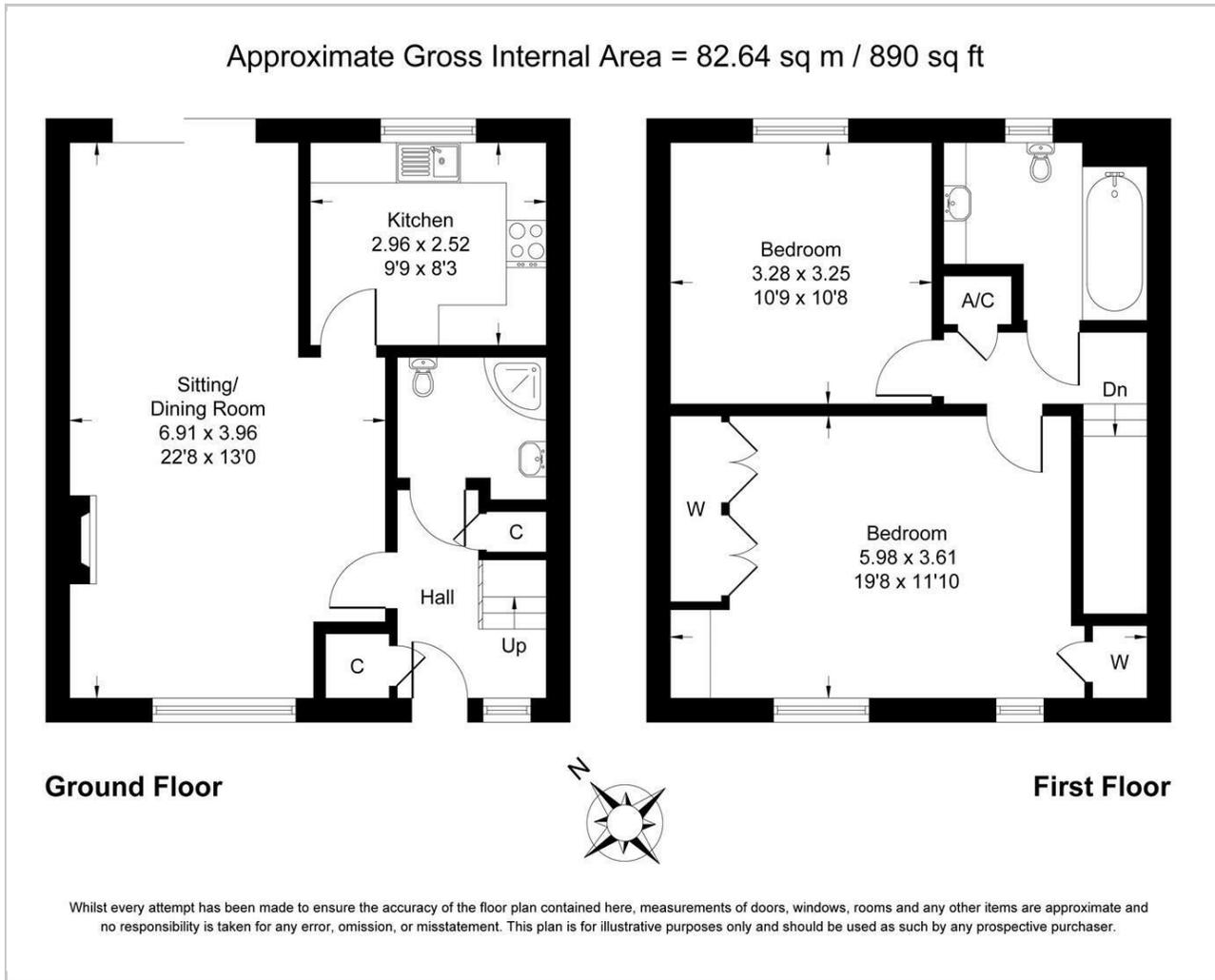
### LOCAL AUTHORITY

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

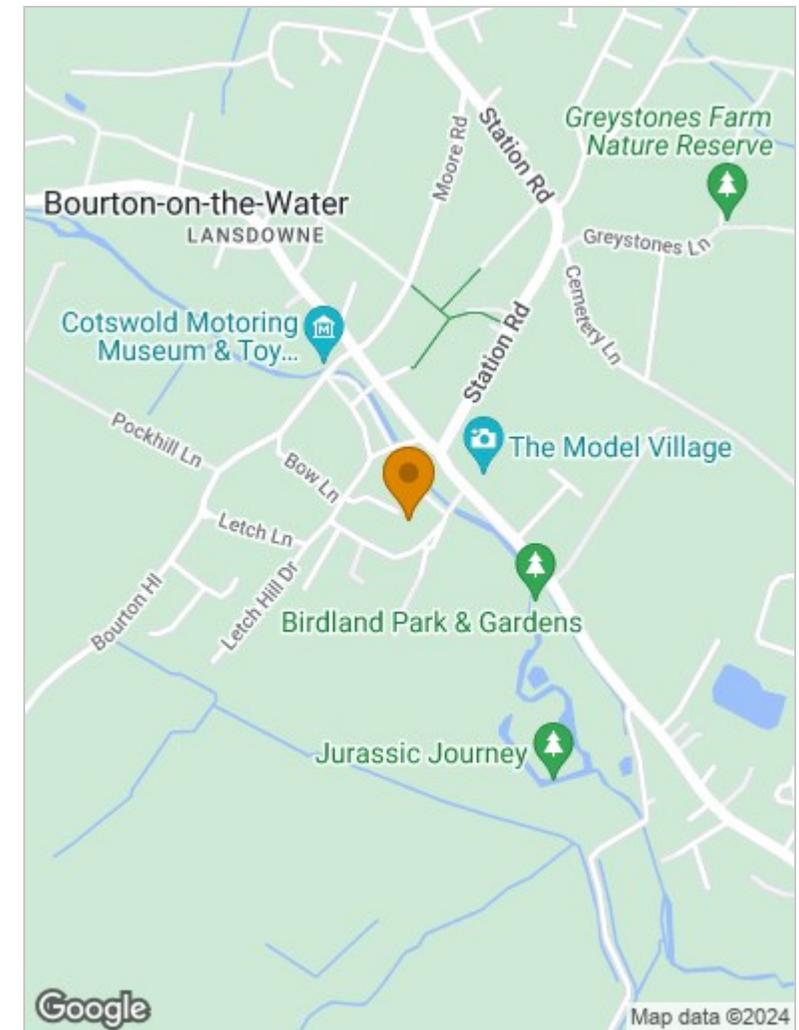
### COUNCIL TAX

Council Tax band D. Rate Payable for 2023/ 2024: £2,071.09

## Floor Plan



## Area Map



## 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	