



Heron Close, Bourton-On-The-Water



This two bedroom semi detached house, finished in a classic Cotswold stone effect, offers a comfortable and stylish home in the sought-after Bourton Chase development. Step inside to find a spacious living and dining room, with access to the rear garden. The separate kitchen is fitted with integrated appliances, making meal prep a breeze. Upstairs, there are two generous double bedrooms, a modern bathroom, and plenty of storage. For added convenience, there is a downstairs toilet, gas central heating, and double glazing throughout. The property also benefits from a private driveway with space for one or two cars.

Outside, you'll find a private rear garden which is predominantly laid to lawn, with a patio and shed which is useful for storage. The garden is enclosed, but offers a side gate for convenience. Being just a short walk from the village centre and local amenities, you can easily pop out for groceries, a coffee, or a meal at one of the nearby pubs. This property is perfect for anyone looking for a peaceful retreat with the convenience of village life right on your doorstep.

We understand the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

**Agent's Note:** This property is part of the Local Authority's affordable housing scheme, it must always be sold at 70% of the open market value. Additionally, for the first six months the property can only be sold to individuals who themselves, their partners, or their families have lived in the area or have a specific need to reside in the town. For further details, please contact our office or the housing department of Cotswold District Council for clarification.

Council Tax Band: C

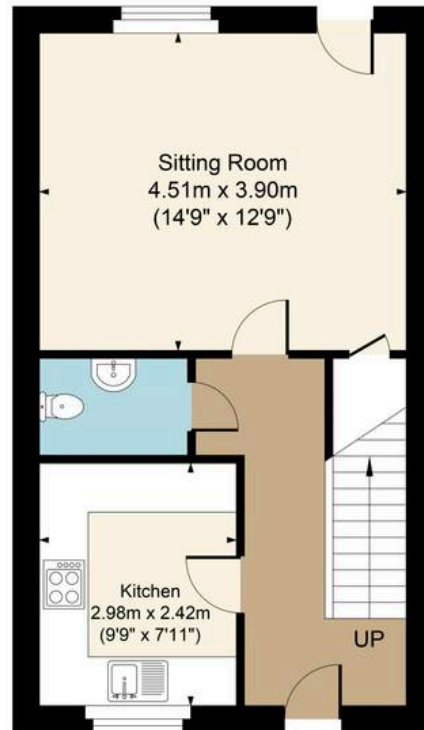
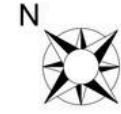
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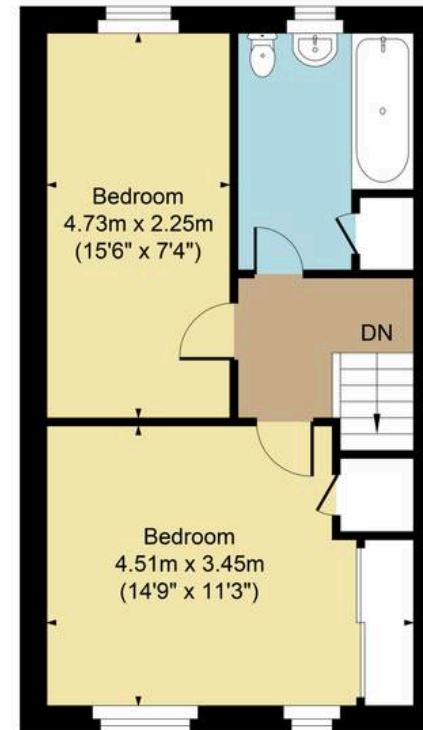




Main House Approx. Gross Internal Area:- 74.60 sq.m. 803 sq.ft.  
.Total Approx. Gross Area:- 74.60 sq.m. 803 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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