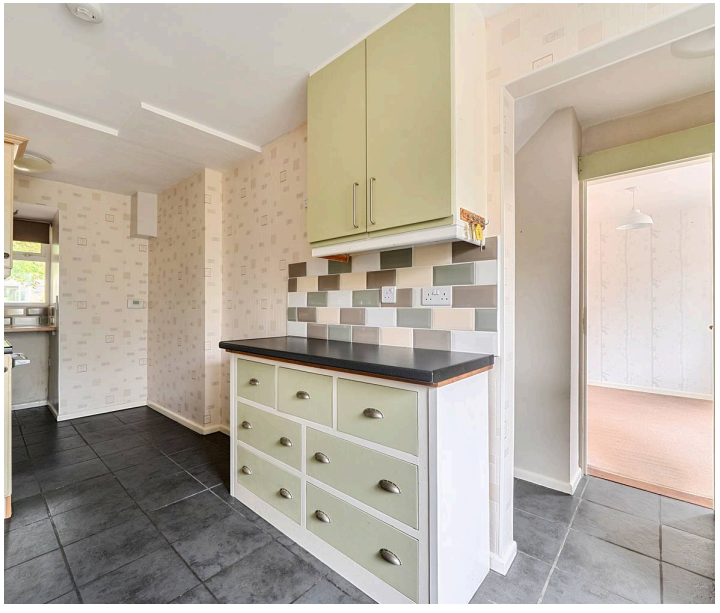


HARRISON HARDIE
Sales & Lettings

Wright Close, Upper Rissington

Guide Price £285,000







NO ONWARD CHAIN. A well presented two bedroom house is situated in the popular village of Upper Rissington, and presents a great opportunity for first time buyers and investors alike.

The property is entered via an entrance hallway, which leads through to the comfortable lounge featuring a fireplace and dual aspect windows, allowing plenty of natural light into the room. The kitchen is also dual aspect, with the units and worktop space positioned to the rear and offers a breakfast bar to the front of the property providing views across the front garden.

Upstairs, there are two double bedrooms, both benefiting from built-in storage, along with a family bathroom comprising a shower over the bath, WC and hand basin.

Outside, the property enjoys a lawned front garden, while the rear garden features a lawn and decking area, providing a pleasant space for outdoor seating and entertaining, with lovely views across the playing field. The property also benefits from allocated parking, and central gas heating.

EPC: E

Council Tax Band: C

Tenure: Freehold

Upper Rissington occupies an elevated location between the Windrush and Evenlode Valleys and offers easy access to the A424 Stow on the Wold/Burford road as well as Bourton on the Water. Upper Rissington has a fantastic shop, pharmacy, and gym as well as a village hall where many classes and events take place throughout the year. There is also the Rissington Primary School. Further facilities and schools can be found in both Bourton on the Water, Stow on the Wold and Burford.





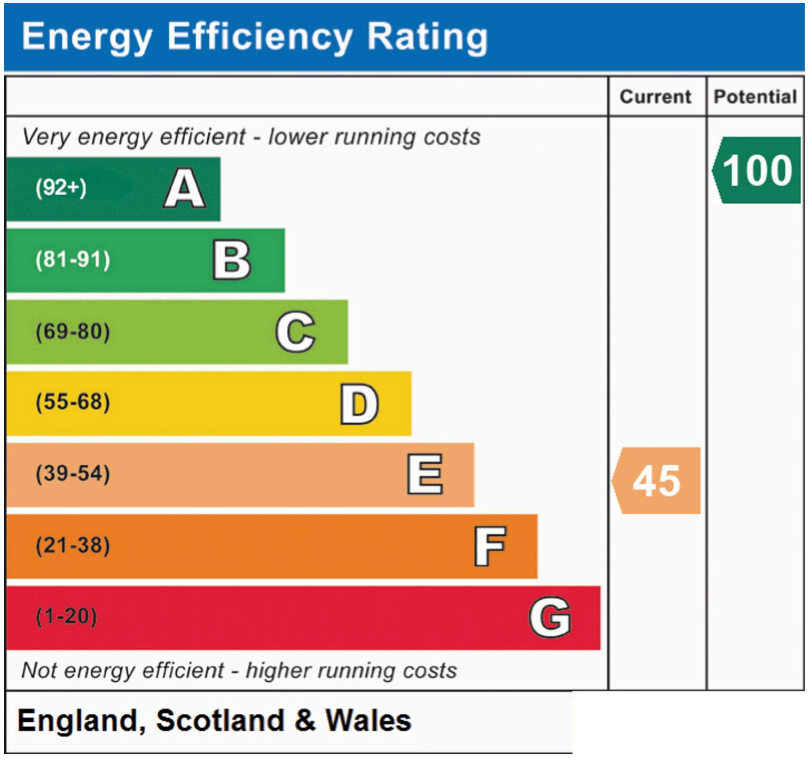








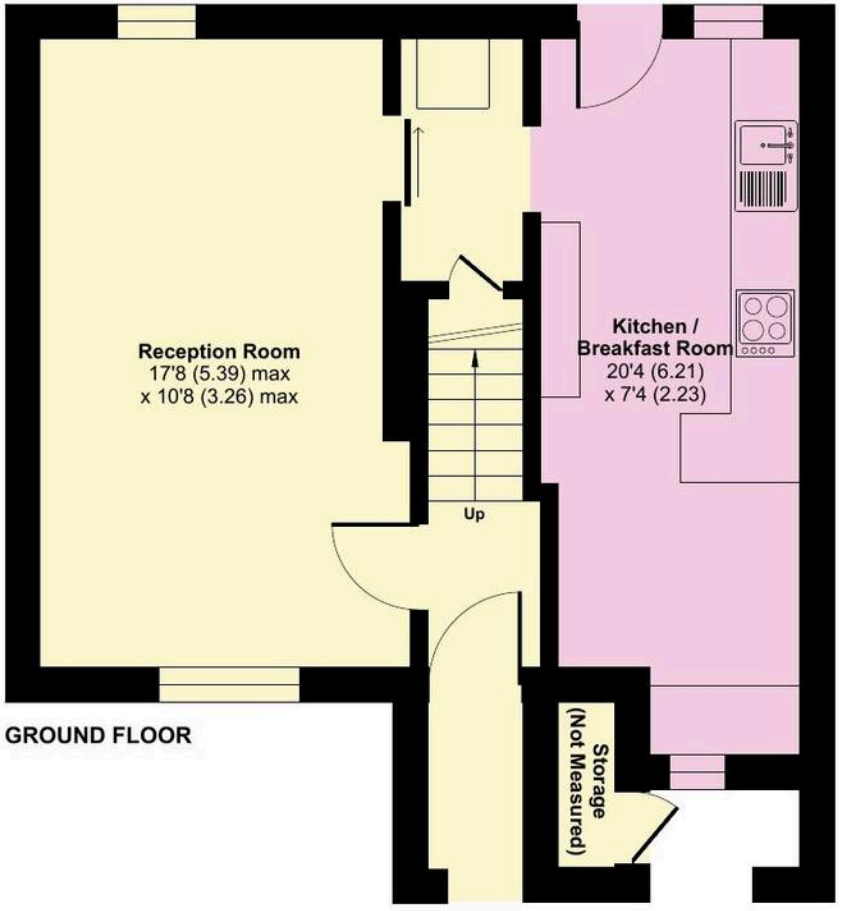



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
45
100
England, Scotland & Wales

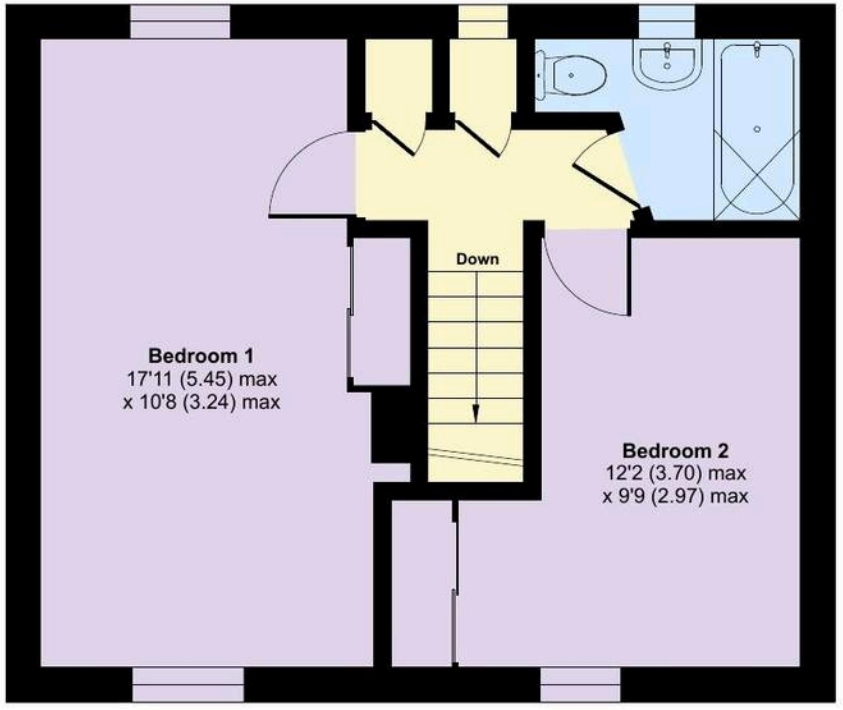
Upper Rissington, Cheltenham, GL54

Approximate Area = 784 sq ft / 72.8 sq m (excludes storage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Harrison Hardie. REF: 1509643

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