



Smiths Field, Cirencester, GL7 1XX

£215,000

In a tucked away cul-de-sac setting within easy reach of the town with private garden, garage and driveway.

The Property

This is a very pleasantly placed spacious two bedroom link semi-detached home located in a small cul-de-sac setting within walking distance to the town centre with its many facilities and amenities and also within easy reach of Deer Park School and the adjacent Cirencester College.

Built with attractive reconstituted Cotswold stone style elevations, the property has accommodation arranged over two floors providing an open plan sitting/dining room and a fitted kitchen with built-in oven and an aspect onto the rear garden with the back door leading through to an aluminium framed lean-to providing useful storage. At first floor level both bedrooms are well proportioned and reasonably large and both are dual aspect. In addition there is a bathroom that provides a white suite with bath and shower over.

The garden is a particularly good size being private and enclosed and there is an attached single garage and driveway parking.

There is a gas fired central heating system supplying radiators and timber framed sealed double glazed windows and secondary double glazing.

Directions

From our office in Cirencester turn right into Castle Street, bear left at the end of the road into Sheep Street. Bear right and go over the mini roundabout and at the main roundabout take the third exit. Follow up the hill and before the next roundabout take a turning on the left hand side into Chesterton Lane. Take the first turning on the right hand side into Smiths Field, turn right into the first cul-de-sac, and the property can be found at the bottom of the cul-de-sac in front of you.

EPC: D

Viewings

Strictly by appointment only – appointments to view should be made through our Cirencester Office – 01285 655355.

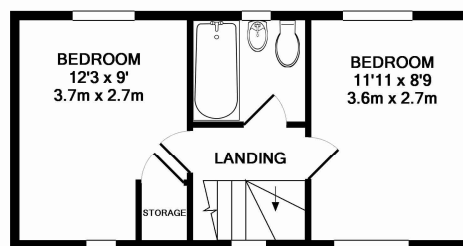
Local Authority

Cotswold District Council

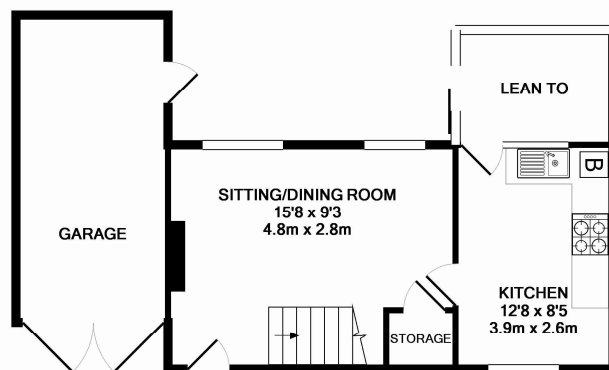
Services and Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Ref: CIR3668/MM/61027091



1ST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 SQ.M.)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2016

disclaimer: these particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. the seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. we have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. in addition photography, either internal or external may have been taken with the use of a wide angled lens.

P332 Printed by Ravensworth 01670 713330



www.perrybishop.co.uk

2 Silver Street, Cirencester, Glos. GL7 2BL

T: 01285 655355 F: 01285 644683 E: cirencester@perrybishop.co.uk