



Robert Franklin Way, GL7 5UD

£260,000

A three bedroom semi-detached house with sitting room, dining room, kitchen, long driveway parking and garage. The property is offered to the market with no onward chain. EPC Rating: TBA

The Property

Robert Franklin Way enjoys an excellent setting within an established residential area, providing a very well presented home, within a popular and well-regarded Cotswold village.

South Cerney is well situated for good access to Cirencester and Swindon and also main road communications, and provides a very good selection of every day village facilities and amenities.

The spacious accommodation provides, an entrance hall, a dual aspect open plan sitting/dining room with door to the rear garden. There is a fitted kitchen with a range of units and space for various appliances. At first floor level are three well-proportioned bedrooms and a bathroom fitted with white suite.

To the front there is a lovely lawn area with driveway parking for numerous vehicles leading to a single garage. The rear garden is a good size being mainly laid to lawn with a patio area and side gate. The property benefits from gas central heating and UPVC double-glazed windows. EPC Rating: TBA

Directions

From our office in Cirencester head towards Swindon on the A419 and turn right signposted for South Cerney. Continue on this road into South Cerney for approximately 1.8 miles. At the junction turn left onto Station Road. Take the second left hand turn into Robert Franklin Way and the property can be found on the right hand side.

Viewings

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

Survey and Valuation

Perry Bishop and Chambers recommend Cotswold Surveyors who are able to undertake Building Surveys or Homebuyer Surveys and Valuations on your behalf. For an informal discussion or a quote, please call 01242 579940.

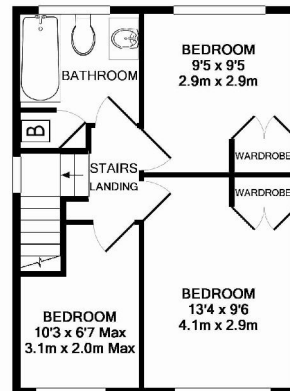
Local Authority

Cotswold District Council

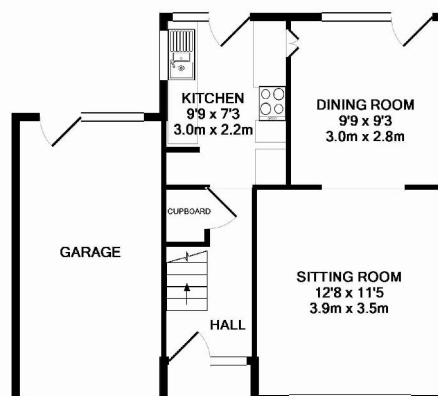
Services and Tenure

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 supplied – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Ref: CIR3319/MM/25/03/2015



1ST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 767 SQ.FT. (71.3 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.
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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.

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