



Alexander Drive, Cirencester, GL7 1UQ

£285,000

A three bedroom semi-detached house with conservatory, garage and driveway parking.

The Property

Nicely situated within a cul-de-sac, this mature three bedroom semi-detached house enjoys a popular and well thought of location, near to local amenities and facilities and within easy reach of Deer Park School and Cirencester's town centre.

Arranged over two floors, the accommodation comprises an entrance porch leading to an entrance hallway, a sitting room to the front of the property and a kitchen/dining room across the rear of the property. The kitchen is fitted with a good range of units with an inbuilt oven and hob and space for further appliances. In addition there is a conservatory providing access to the rear garden.

At first floor level there are three well proportioned bedrooms and a bathroom fitted with a modern white suite.

Externally there is a single garage with driveway parking to the front and a side gate leading to the rear garden which is private and enclosed.

Directions

From our office in Cirencester turn right onto Castle Street, bear left at the end of the road into Sheep Street, keep left and go across the mini roundabout, continue along this road to the crossroads. Go straight over onto Somerford Road, turning right at the mini roundabout into Cranhams Lane. Take the first turning on the left hand side into Alexander Drive and then the third left into a cul-de-sac where the property will be found on the left hand side.

EPC: D

Viewings

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

Local Authority

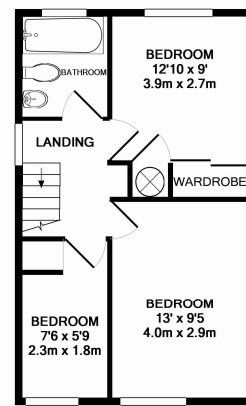
Cotswold District Council

Services and Tenure

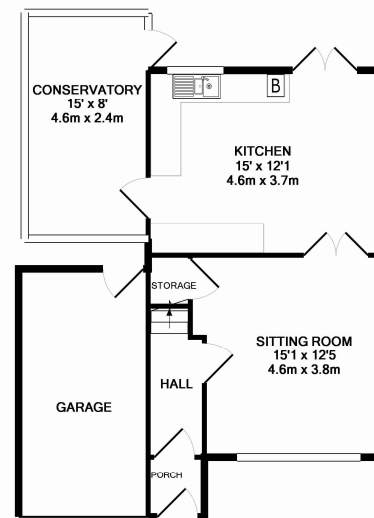
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Ref: CIR3332/MR/61027041

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.



1ST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 893 SQ.FT. (83.0 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

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