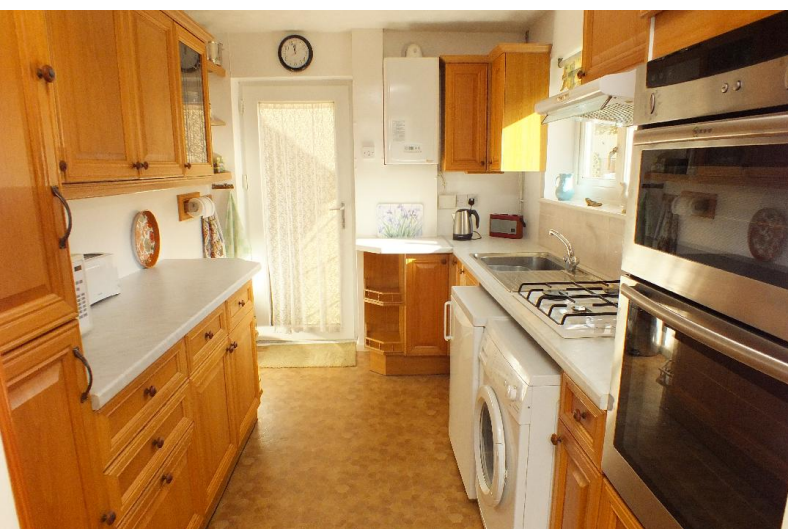


PERRY BISHOP

— AND CHAMBERS —

THE AGENT WHO KEEPS YOU INFORMED



140 Partridge Way, Cirencester, Glos, GL7 1LX OIEO £260,000

Nicely situated in a small cul de sac in Partridge Way, this two bedroom detached bungalow has NO ONWARD CHAIN. Comprising, hallway, sitting room, kitchen, conservatory, two bedrooms, bathroom, gardens, garage and driveway parking.

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THE PROPERTY

The property enjoys a very quiet and tucked-away cul-de-sac setting within an established modern residential development towards the outskirts of Cirencester.

The detached bungalow provides well laid out accommodation, this is approached into an entrance hall. There is an oak fitted kitchen with integrated appliances which includes fridge/freezer, double oven, gas hob, and a gas combination boiler. There is spacious sitting room that has a remote control gas fire and an adjoining UPVC double-glazed conservatory which has an aspect onto the enclosed and well-tended garden.

There are two bedrooms, the master bedroom has a built-in double wardrobe and the bathroom has a bath with shower over.

The gardens are enclosed and the property has driveway parking and hard-standing leading to a single garage at the front.

A gas central heating system supplies radiators, and there are UPVC double-glazed window units. EPC Rating: D

DIRECTIONS

From our office in Cirencester follow through the Market Place into Dyer Street, going over the traffic lights onto London Road. At the roundabout go straight over, turning immediately right onto the continuation of London Road. Take the second right in Pheasant Way and then first right into Partridge Way. Continue around to the left and take the fourth right hand turn and then the second right where 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

LOCAL AUTHORITY Cotswold District Council

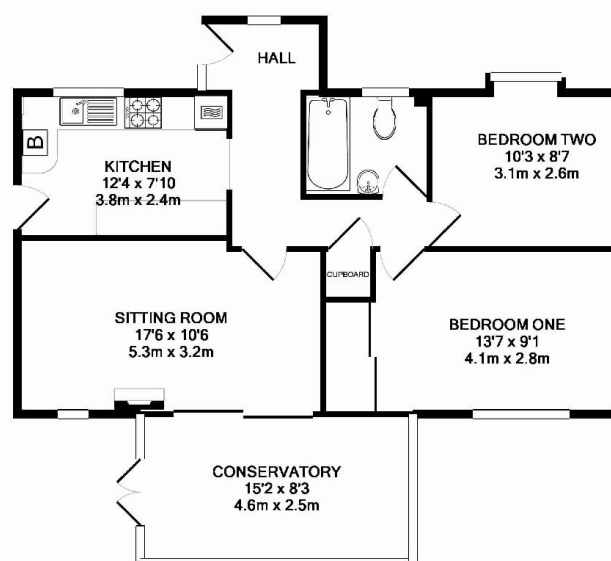
SURVEY AND VALUATION

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 0845 300 5452

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: CIR3228/MM/041114



TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.9 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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