

66 Cranhams Lane, Cirencester, GL7 1UA



Welcome to Cranhams Lane in Cirencester! This 2-bedroom terraced house is a gem waiting to be discovered. This property is conveniently located near schools, shops, and local amenities, making it an ideal choice for families or professionals looking for a cozy home.

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Key Features



2

Bedrooms



1

Bathrooms



1

Receptions

Draft Particulars

Please note that these are draft particulars which include historic internal photos. New photos will be added soon.

Description

The property is set back from the road in a desirable location within easy reach of Cirencester's town centre.

Exterior

The front garden is mainly laid to lawn with a pathway to the front door, there is a covered passageway to a gated entrance into the rear garden. There is a recently laid patio, lawn and an outbuilding for additional storage.

Ground Floor

The ground floor includes an entrance hallway, sitting room with a window overlooking the front and a gas feature fire. The kitchen is fully fitted with an oven, hob and extractor above, many floor and wall units complete this kitchen.

First Floor

The first floor has 2 double bedrooms and a family bathroom.

Tenure

Freehold

Essentials

Central heating and hot water is provided via gas fired central heating, UPVC doors and windows complete the property.

Council Tax

Cotswold District Council - PO Box 9, Council Offices, Trinity Road, Cirencester, GL7 1PY - 01285 623 000 : Valuation Band: C - 2024/25 - £2033.00

Viewings

Please provide as much notice as possible when arranging your viewing. Weekend and evening viewings are also available giving reasonable notice through the Vendor's Agent - Adkins Property in Cirencester - We look forward to hearing from you soon.

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Agents Notes

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc. Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

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Compliance

Please note that accordance with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by our vendor.

Are you thinking about selling?

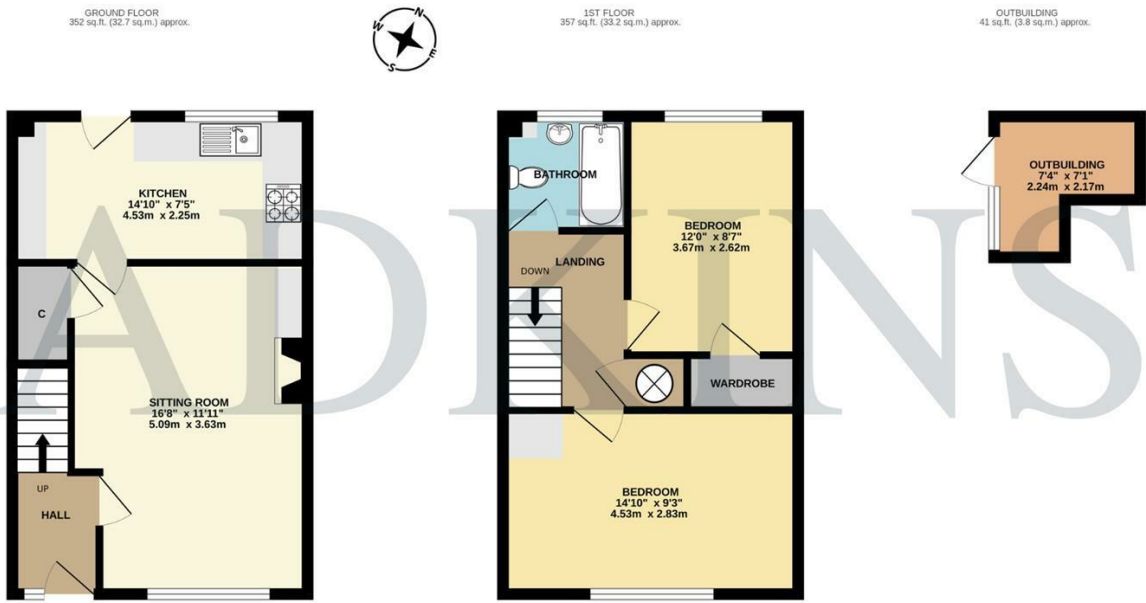
If you're looking to sell your own property you may be interested in instructing us, if you are then we would love the opportunity to provide you with our comprehensive market appraisal and sellers guide.







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 Floor Area: sq ft



TOTAL FLOOR AREA: 709sq.ft. (65.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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