



## 9 Calcot

Cheltenham, GL54 3JZ

Guide Price £274,950



**\*\* REDUCED \*\*** Welcome to 9 Calcot - We are excited to present this BEAUTIFUL quintessential one-bedroom Cotswold COTTAGE. Refurbished within recent years and set within a popular village with breathtaking views. **\*\* No Onward Chain - EPC Rating: E \*\***



### Description

The ground floor offers a large sitting room with a central fireplace housing an electric fire. To the rear is a fully refitted kitchen and bathroom. The the large double bedroom is situated on the first floor.

### Situation

Situated on the end of a row of similar properties with uninterrupted views of the meadow and open countryside.

### Exterior & Garden

Approached via an iron gate with a footpath to the front door, there is a small garden to the front retained by a traditional Cotswold stone wall. To the rear is a large garden landscaped with a summer house and store installed with power and light.

### Essentials

Refurbished in recent years with new easily controllable electric radiators. Connected to mains water. The property benefits from septic tank system which needs annual emptying, further information regarding this is available by contacting our office or arranging an independent survey. EPC Rating: E 43

### Tenure

Freehold

### Council tax

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

### 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.

### Compliance

The floor plan is for layout guidance only and is not created to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.

Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

Please note that in 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 formally accepted by our vendor.

### Social Media

Like and Share our posts and receive notification when new listings become available @fineandvillage @adkinsproperty

### 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.

## Area Map



## Floor Plans



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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