



CRANHAMS LANE CIRENCESTER, GL7 1UA

£925 pcm

FEATURES

Available End of June

Two Double Bedrooms

Well Presented
Throughout

Wood Burner

Enclosed Low
Maintenance Garden

Viewing Highly
Recommended



1



1



2



CANNON ESTATES
SALES & LETTINGS

EPC D. A superb opportunity to let this well presented modern two bedroom home located in a highly sought after position on the edge of Cirencester town and close walking distance to all of the facilities and amenities that the town has to offer.

The property has been refurbished throughout and comprises of an entrance hall, spacious main reception room with wood burner and contemporary style kitchen with excellent range of built in storage. To the first floor there are two large double bedrooms and a bathroom with bath and fitted shower. The rear garden has the added benefit of a degree of seclusion, backing onto playing fields, within the garden there is also two brick built storage sheds and also a side access to the front. Available Now, viewing highly recommended.

RENT AND DEPOSIT

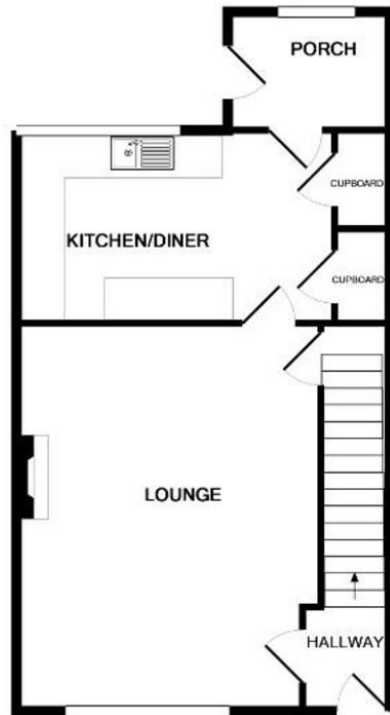
Rents are payable one month in advance and the Deposit required is equal to five weeks rent. All rents are exclusive of council tax and utility bills.

The rent and deposit is payable on or before the day that the tenancy commences by electronic transfer.

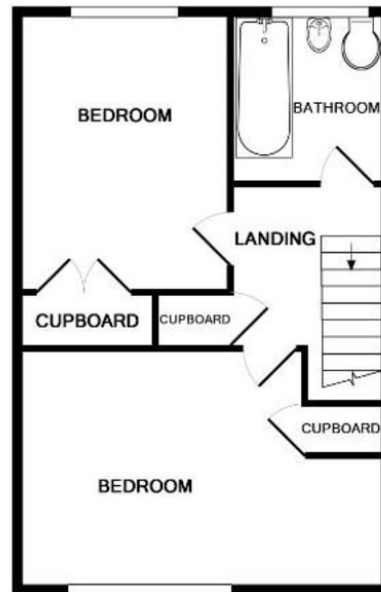


CIRENCESTER | 6 THE WOOL MARKET, CIRENCESTER, GLOUCESTERSHIRE, GL7 2PR





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Council Tax Band
C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		