



House - Townhouse

HANSTONE CLOSE, CIRENCESTER, GLOUCESTERSHIRE, GL7 1WX

Auction Guide

£300,000

FEATURES

- Three Storey Town House
- Three Double Bedrooms
- E.P.C. Rating D.
- Enclosed Rear Garden
- Quiet cul de sac Location
- Master with Ensuite
- Modern Kitchen
- Garage



CANNON ESTATES
SALES & LETTINGS

3 Bedroom House - Townhouse located in Cirencester

NBeing sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300.000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Nestled in the charming area of Hanstone Close, Cirencester, this delightful townhouse presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts three well-proportioned bedrooms, making it ideal for families or those wishing to have extra space for guests or a home office.

Upon entering, the ground floor you will find a large double bedroom, w.c. and a utility room with garden access. Before moving up stairs to a large open plan living space and modern kitchen. The layout is designed to maximize both space and functionality, ensuring that every corner of the home is utilized effectively.

The top floor of the townhouse features a large master bedroom with shower room, the third double bedroom and a family bathroom, providing convenience for busy mornings and ensuring that everyone has their own space. This is particularly advantageous for families or shared living arrangements.

In addition to its interior charm, the property includes parking for two vehicle, a valuable asset in this desirable location.

Cirencester is known for its rich history and vibrant community, offering a range of amenities, including shops, schools, and parks, all within easy reach. This townhouse is not just a house; it is a place where you can create lasting memories.

If you are looking for a modern, spacious home in a lovely area, this property on Hanstone Close is certainly worth considering.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all

bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.





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Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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