



Flat 2 Bridge Road, Cirencester GL7 1NJ

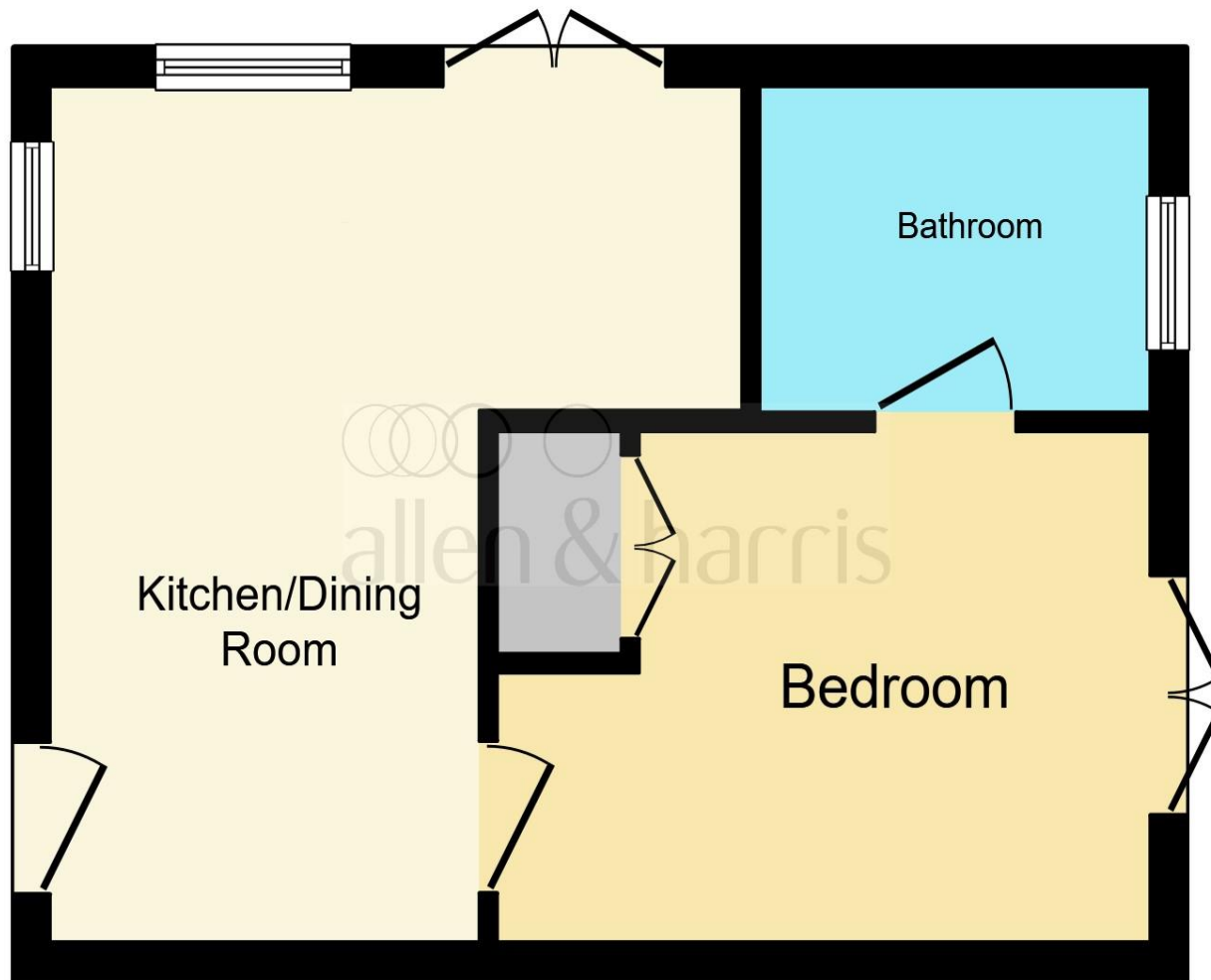
welcome to

Flat 2 Bridge Road, Cirencester

Allen and Harris are delighted to offer to the market this well presented ground floor one bedroom apartment located in the popular market town of Cirencester. The property has been very well maintained by the current owners and boasts living come kitchen area, one double bedroom with en-suite bathroom and two enclosed gardens.

The town of Cirencester is the capital of the Cotswolds and boast a range of boutique shops, cafes and restaurants as well offering bigger supermarkets. The property is conveniently situated opposite a small retail park which offers a range of shops and a gym.





Kitchen/ Lounge

14' 8" x 12' 9" (4.47m x 3.89m)

Bedroom One

12' x 8' 9" (3.66m x 2.67m)

Bathroom

Rear Garden

Secondary Garden

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Flat 2 Bridge Road, Cirencester

- Ground Floor Apartment
- One Bedroom
- Open Plan Living/kitchen
- Two Enclosed Gardens
- En-suite Bathroom

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Apr 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£135,000



view this property online allenandharris.co.uk/Property/HWT105596



Property Ref:
HWT105596 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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Please note the marker reflects the postcode not the actual property