



Final Approach Pay-Yat, Kemble Cirencester GL7 6AY

welcome to

Final Approach Pay-Yat, Kemble Cirencester

Beautifully presented 3-bedroom semi-detached home in Kemble, 10 mins from Cirencester. Features a large driveway, refitted kitchen/diner/family room, master suite with ensuite, and a spacious garden with outbuilding. Huge potential to extend. No onward chain.



Entrance Door

Door to.

Entrance Hall

Window to side. Stairs to first floor. Understairs cupboard. Radiator. Tiled floor.

Lounge

11' 9" x 11' 10" (3.58m x 3.61m)

Window to front. Door to kitchen/diner. Tiled floor.

Kitchen / Diner

18' 7" x 17' 10" (5.66m x 5.44m)

Bi-fold doors to garden. Window to rear. Refitted kitchen. Range of wall and base mounted units with work surfaces over. One and a half bowl sink and drainer unit. Fitted dishwasher, Space for free range cooker. Cooker hood. Tiled splashbacks. Island. Tiled floor.

Landing

Doors to all rooms. Underfloor heating.

Bedroom One

16' 11" x 17' 10" (5.16m x 5.44m)

Front and rear skylights, Under floor heating, Eves to feature exposed wall to en -suite.

En - Suite

Side window. Refitted suite comprising of Shower cubicle with shower over. W.C. Hand wash basin. Heated towel radiator. Airing cupboard. Extractor fan. Fully tiled walls. Fully tiled floor.

Bedroom Two

11' 11" x 9' 8" (3.63m x 2.95m)

Window to front.

Bedroom Three

11' 11" x 9' 8" (3.63m x 2.95m)

Window to rear.

Bathroom

Window to side. Refitted suite comprising of Modern roll top bath. Low level W.C. Hand wash basin. Part tiled walls, Heated towel radiator.

Second Landing/Study

11' 11" x 8' 2" (3.63m x 2.49m)

Window to side. Electric heater. Stairs to master bedroom.

Enclosed Garden

Enclosed garden with patio, laid to lawn and block built outbuilding.

Outbuilding

Stone built outbuilding with WC and storage.

Driveway

Large driveway to the side and the front for several cars.



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Final Approach Pay-Yat, Kemble Cirencester

- Semi Detached Family Home
- Three Double Bedrooms
- Living Room
- Re-fitted Kitchen/diner
- Re-fitted Bathroom

Tenure: Freehold EPC Rating: G

£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HWT105992 - 0003

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allen & harris



01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6
7AQ



allenandharris.co.uk