

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.





# welcome to

# **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









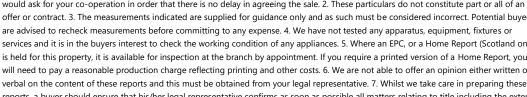
Google Map data @2025

Please note the marker reflects the postcode not the actual property

# view this property online allenandharris.co.uk/Property/HWT105992



Property Ref: HWT105992 - 0003 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 quidance only and as such must be considered incorrect. Potential buyers 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.







Highworth@allenandharris.co.uk



allen & harris

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



allenandharris.co.uk

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.