



17 Winchcombe Gardens, South Cerney, Cirencester, GL7 5WJ **Asking Price £128,000**

Available with the opportunity to purchase 40% on a shared ownership scheme number 17 Winchcombe Gardens is a superb opportunity to purchase a modern three bedroom semi-detached terrace modern family home located in the sought after village of South Cerney to the south of Cirencester. The house is warmed throughout by a gas fired central heating system which is complemented by double glazed windows and benefits from a fully fitted kitchen with an excellent range of built in appliances and a well appointed family bathroom with bath and fitted shower above. An outstanding feature of this property is the privacy and size which the rear garden benefits from making it an ideal environment for small animals or young children with gated side access to the front of the property. There is allocated parking within the cul de sac; residents in Winchcombe Gardens benefit from a quiet cul de sac setting within this sought after village and within easy walking distance of all of the amenities and facilities the village has to offer. For more information and to view this shared ownership home call Cain & Fuller in Cirencester.



South Cerney

The village of South Cerney has a range of local amenities including a newsagents, Co Op general store, hairdressers, a fish and chip shop, an Indian restaurant/takeaway, pharmacy and a dental surgery. There are three public houses in South Cerney, The Old George, The Royal Oak and The Eliot Arms Hotel. There is a Village Hall and Fenton's Community Centre. It is located in the heart of the Cotswold Water Park with a large range of water based activities on offer including education lake and Golf course

Outside

A outstanding benefit of this property is the privacy and size which the rear garden benefits from making it an ideal environment for small animals or young children with gated side access to the front of the property. There is allocated parking within the cul de sac. There is a low maintenance front garden bordered by attractive Victorian style railings,

EPC

The EPC for this property is a C.

Council Tax

Band C.

Parking

The property has one space which is located at the front of the property.

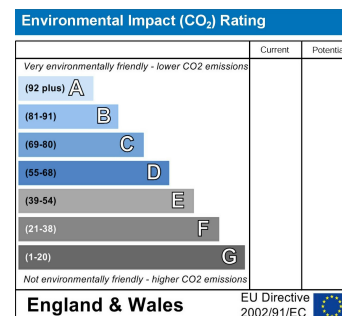
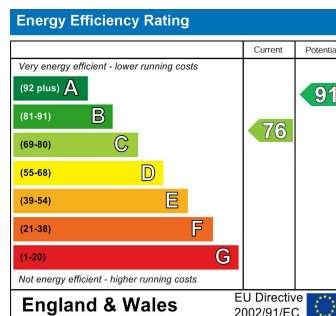
Agents note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 120/13



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