



SALES & LETTINGS



# The Timbrells, Ewen, Cirencester Gloucestershire GL7 6BU

**£350,000**

- **\*\*\*No Onward Chain\*\*\***
- Well Presented Family Home
- Stunning Village Location
- Quick Links to Cirencester
- Corner Plot
- Three Double Bedrooms
- Ample Off Road Parking
- Solar Panels & Air Source Heat Pump

TG Sales and delighted to offer - Set in the sought-after village of Ewen, just moments from Cirencester, this well-presented three-bedroom semi-detached home offers modern efficiency and village charm in equal measure.

The property is in good condition throughout and benefits from impressive eco-friendly features, including solar panels and an air source heat pump, ensuring low running costs and year-round comfort.

Inside, the home provides a bright living space, a well-equipped kitchen, three generous bedrooms, and contemporary bathroom facilities.

Outside, you'll find a private rear garden and convenient driveway parking.

Located in a peaceful, picturesque village with easy access to Cirencester and local countryside walks, this is an ideal home for families, professionals, or anyone seeking a well-maintained property in a prime Cotswold setting.



## Directions

**SATNAV postcode GL7 6BU**

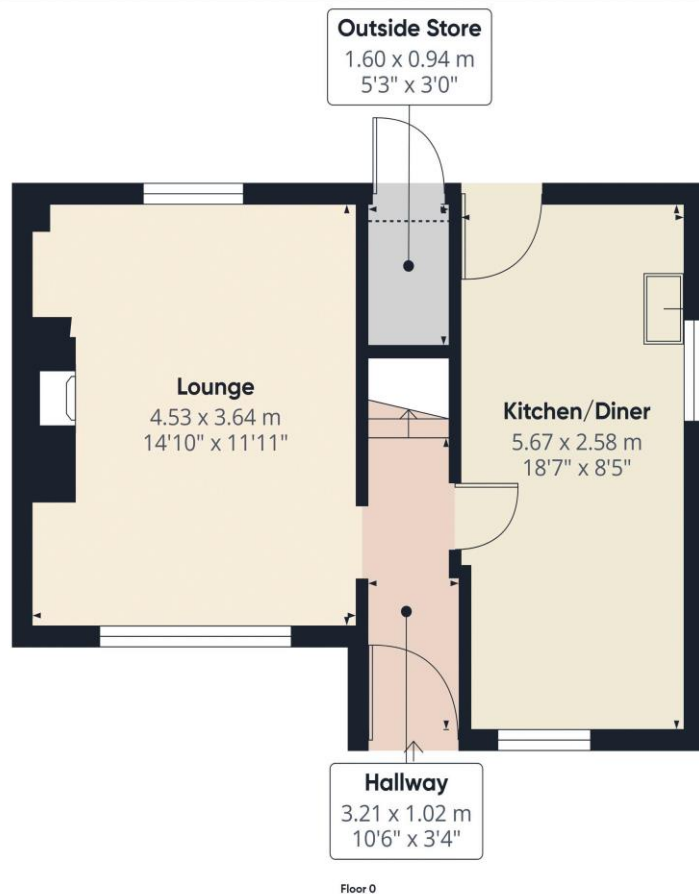
## Tenure Freehold

**Local Authority** Cotswolds

**Services** Electric, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band C**





Approximate total area<sup>(1)</sup>  
36.3 m<sup>2</sup>  
390 ft<sup>2</sup>

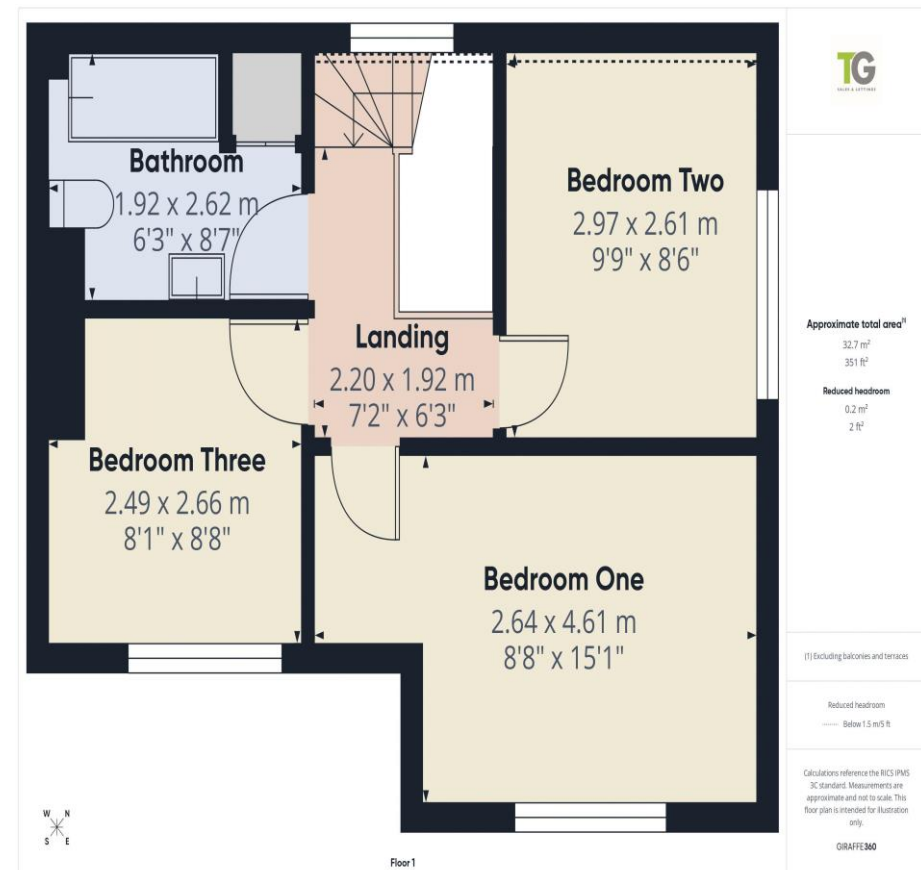
Reduced headroom  
1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>  
32.7 m<sup>2</sup>  
351 ft<sup>2</sup>

Reduced headroom  
0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**TG**  
SALES & LETTINGS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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