



cbslade
property group

Stratton Heights, Cirencester, Gloucestershire.

£267,500 Freehold



176 Stratton Heights, Cirencester, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 2RN or call the office at any time for detailed directions from your location.

SUMMARY

Situated in a quiet spot at the end of this desirable and established residential area, is this spacious three bedroom home which benefits from a conservatory, good size front and rear gardens, and nearby garage. Stratton is a popular place to live with great local amenities as well as easy access into the town centre of Cirencester and all it has to offer.

PROPERTY

The property is accessed into a welcoming entrance porch with storage for coats and shoes and meter cupboard. It leads through to the large living room with stairs leading to the first floor and a glazed door with matching side pane to the front. Through the living room is a kitchen/breakfast room which is fitted with a range of storage and appliance space, as well as a solid built breakfast bar. An opening leads through into the conservatory which provides further reception space as required. The first floor landing provides access to the three bedrooms and family bathroom. The two largest bedrooms both have built in wardrobes whilst the bathroom has an airing cupboard and a suite comprising bath with shower over, wc, and wash hand basin.

GARDENS

To the front of the property is a large area of garden which is mainly laid to lawn with a path to the front door. A gated side path leads to the rear garden which has been landscaped with ease of maintenance in mind and is mostly patio and gravel with raised borders, a solid built barbecue, and a storage shed. A gate to the rear has a path which leads to the nearby garage.



LOCATION

The property is located in a popular residential area on the outskirts of this desirable town. There is easy access to the exceptionally highly regarded primary school and other local amenities such as playground, shop and post office whilst the remainder of the town's facilities are all within easy reach.

VIEWING

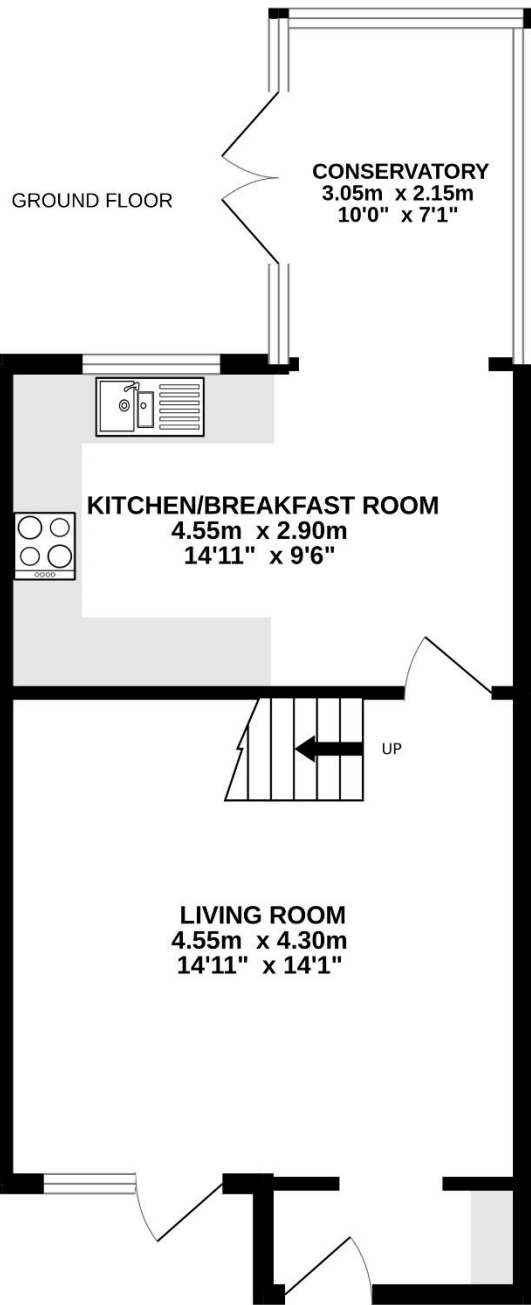
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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