

6 Kemble Drive, Cirencester, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 1WZ or call the office at any time for detailed directions from your location.

SUMMARY

Exceptionally well presented two bedroom home situated in a desirable residential close, within easy reach of local amenities as well as the centre of this popular town. The property has been much improved by the current owner and benefits from a conservatory, contemporary kitchen and bathroom, as well as parking and garden.

PROPERTY

The property is accessed via a useful entrance hall with oak wood flooring, cupboard and stairs leading to the first floor. The oak wood flooring continues through into the living room which is a great size and well presented room, with patio doors providing access to the conservatory. This benefits from central heating for all year round use and double doors and windows leading out to the garden. The kitchen is fitted to a high standard with a range of cupboards and drawers including built in oven, hob and hood, one and a half bowl sink with drainer, slimline dishwasher and provides plumbing and space for fridge freezer and washing machine.

To the first floor are two really good sized bedrooms, one of which benefits from built in storage, and an attractive bathroom with a suite that comprises bath with shower over, towel rail, wc and wash hand basin.

GARDEN

To the front of the property is an area of garden with driveway suitable for parking a small car as well as an area for bin storage, and path leading to the front door. The split level rear garden is enclosed by fencing and a wall to the rear and has

been attractively landscaped to incorporate areas of patio and lawn, and a high quality shed. At the left hand end of the terrace is a tandem driveway with parking available for two vehicles.

LOCATION

The property is located in a quiet close in a popular residential area on the outskirts of this popular town with easy access to local amenities as well as the town centre and road and rail network beyond. Local amenities including a local surgery, shops and chemist as well as primary school, Deer Park secondary school and Cirencester College.

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.

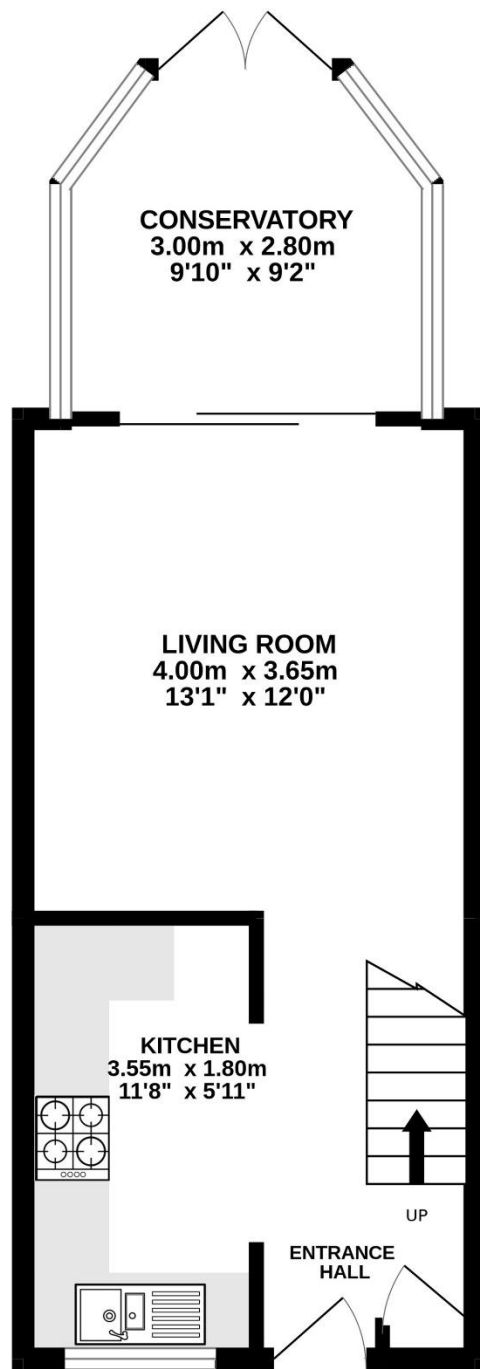
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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