

**cbslade**  
property group



Meadow Road, Cirencester, Gloucestershire.

Offers in Excess of £300,000





## 2 Meadow Road, Cirencester, Gloucestershire.

### DIRECTIONS

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

### SUMMARY

Situated on a quiet, private road with parking and good size gardens, this substantial semi detached family home offers spacious three bedroom accommodation with living room, large kitchen/dining room and family bathroom. There is easy access to local amenities, transport links and good local schools, and it is offered for sale with no onward chain.

### PROPERTY

The property is accessed from the front into a useful double glazed hardwood entrance porch. This leads through to the light and spacious living room with open fire and large window to front aspect, and stairs rising to the first floor. A doorway leads through to the generously proportioned kitchen/dining room. The kitchen area is fitted with a range of storage and appliance space whilst the dining area has a storage cupboard which houses the gas fired, central heating boiler, patio doors out to the garden, and the potential to re-instate the fireplace if desired. A rear hall provides access to the garden and the bathroom which is fitted with a suite comprising bath, wc and wash hand basin. To the first floor, the landing gives access to the insulated loft space and three good sized bedrooms. The light and spacious master bedroom includes a bay window together with a smaller window, a built in wardrobe and space to add additional wardrobes. There is a second double bedroom, which contains an airing cupboard and views of the garden to the rear. Bedroom three is a good size single overlooking the rear aspect.

### GARDENS

There is an established front garden enclosed by walls with a path leading to the front door and gated access to the rear. The rear garden (approximately 24 metres/78ft) is enclosed and features areas of patio, lawn, established flower beds, vegetable plots and a

100 year old apple tree. There is a greenhouse and storage sheds, one containing the internal fuel bunker. External power supply and patio light. To the front of the property is an area of parking.

### LOCATION

The property is situated on a private road in a popular, established residential area and combines easy access to local amenities along with a close proximity to the centre of this popular town.

### VIEWING

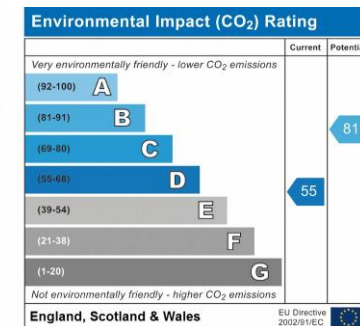
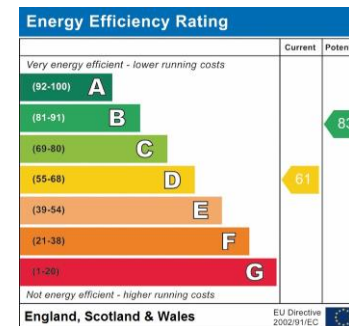
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### MORTGAGE

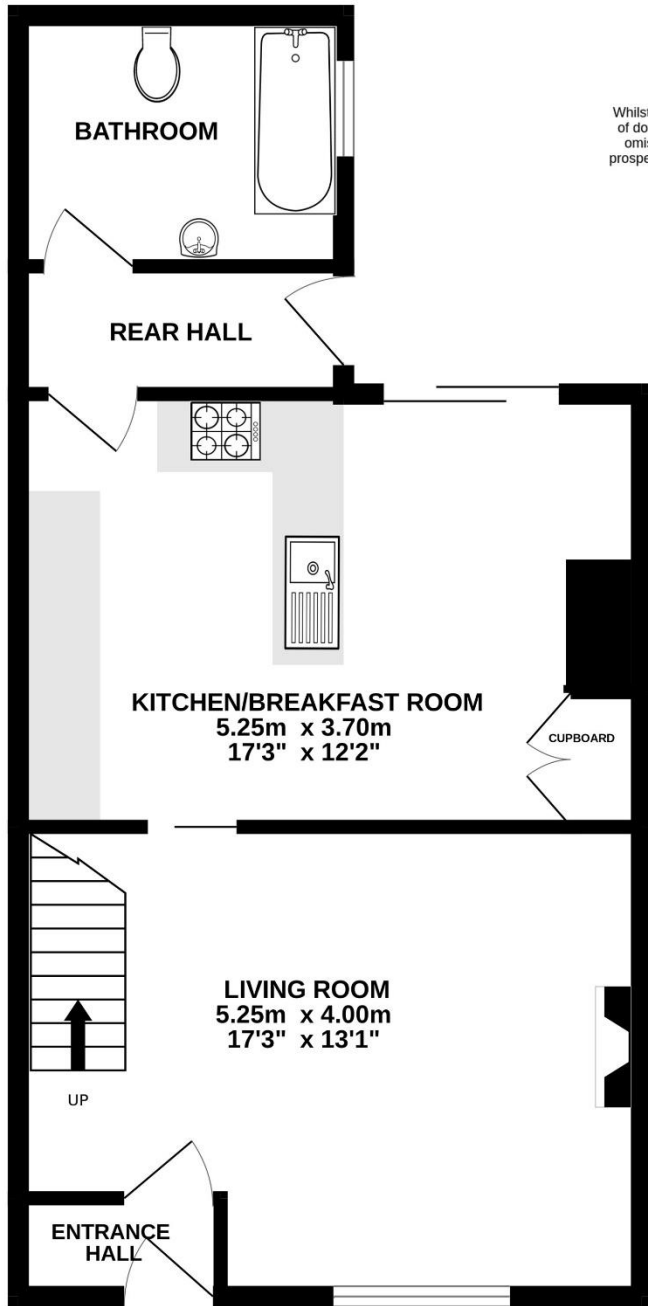
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### 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.



GROUND FLOOR



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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1ST FLOOR

