





31 North Hill Road, Cirencester, Gloucestershire.

DIRECTIONS

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

SUMMARY

Substantially extended bungalow situated in a quiet spot towards the end of this no through road. It is currently arranged with three bedrooms, but could quite easily be four and also offers an additional loft room which has plenty of further potential if required. It sits on a desirable plot with attractive good size gardens and is conveniently situated with easy access to the town centre of Cirencester with its range of amenities and facilities, and the popular village of Siddington with its surrounding countryside.

PROPERTY

The property is accessed from the front door with a welcoming entrance hall with useful storage cupboard just inside and to the right as well as a cloakroom with wc, and ash hand basin. To the left is the large dining/family room. This spacious room has double doors leading out into the conservatory which provides further reception space and views over the garden. The next room along on the left hand side of the property is the kitchen which is fitted with a range of storage and appliance space. A smaller conservatory was added to the rear which provides a useful utility area with further appliance space and access to the garden. There is a further, large reception room which is currently used as the living room, but could potentially be an additional bedroom if four bedrooms were required.

The master bedroom has an attractive ensuite with easy access shower, twin sinks and wc. There are two further good size bedrooms. The family bathroom has a suite comprising bath, separate shower, wc, and wash hand basin. The third bedroom has a hatch with a drop down wooden ladder providing access to the loft room. This room has two skylight windows to the rear and has been fully converted for use as an additional room. There is a door at the end which leads into a more traditional loft storage area.



GARDENS

The property sits on a generous plot with gardens to the front and rear. The front garden is enclosed by hedging and laid to lawn. It is mostly laid to lawn with mature shrubs and trees. There is a gated path to the front door and also to the rear garden which is gain mainly laid to lawn, with areas of patio, mature planting, and a garden shed.

LOCATION

The property is located towards the end of a cul de sac in this popular residential There is easy access to the desirable village of Siddington with surrounding countryside one way, or Cirencester town centre the other. Cirencester is a popular town with a full range of amenities and excellent transport links.

VIEWING

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

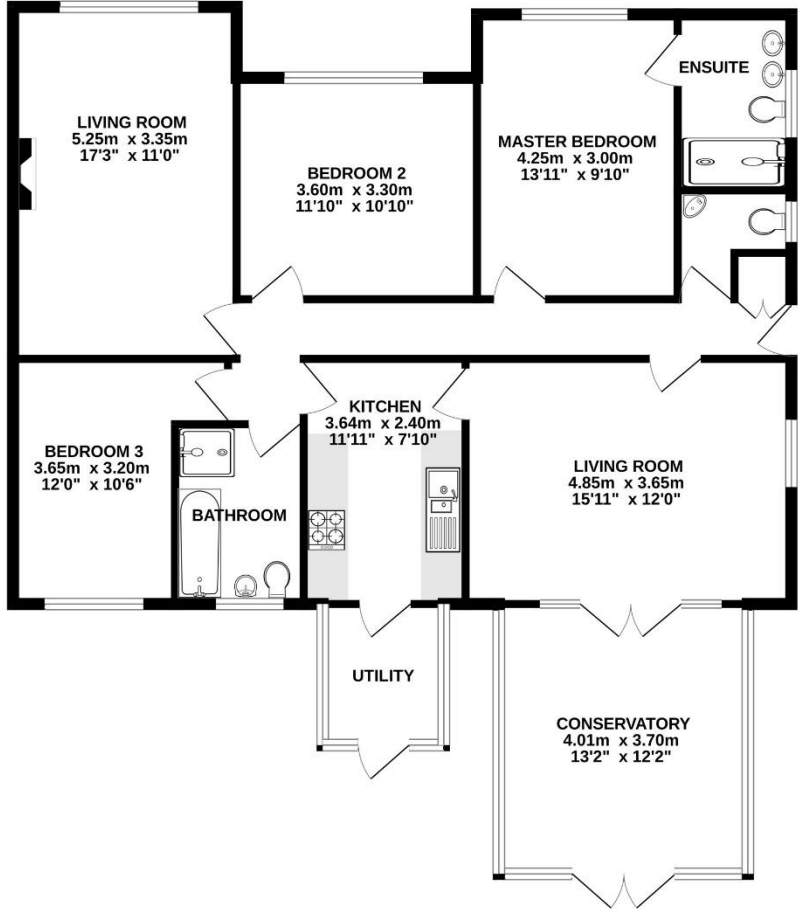
MORTGAGE

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

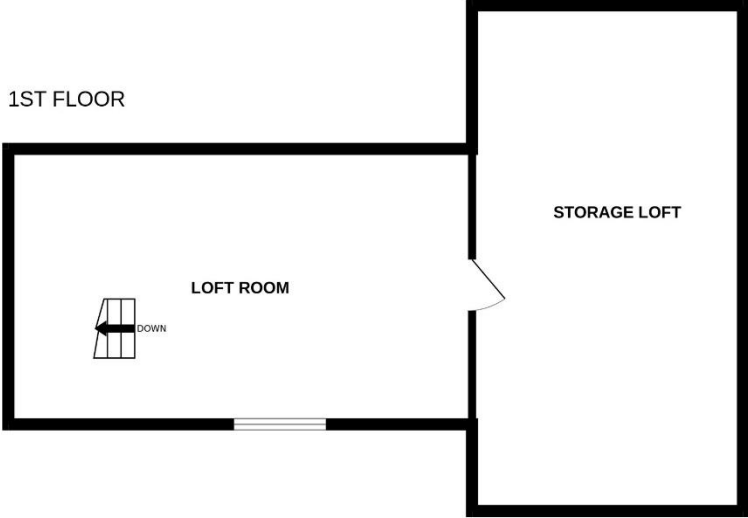
AGENTS NOTE

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



1ST 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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