

cbslade
property group

Broadleaze, Down Ampney, Gloucestershire.

£280,000 Freehold



38 Broadleaze, Cirencester, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 5QX or call the office at any time for detailed directions from your location.

SUMMARY

Set on a fantastic plot with large gardens and backing open countryside, this substantial three bedroom semi-detached home has been refurbished throughout and now offers spacious and exceptionally well presented accommodation throughout. It is located in this popular village within easy reach of Cirencester, Cricklade, and Fairford.

PROPERTY

The property is accessed via a useful entrance porch with tiled floor which continues into the entrance hall with stairs leading to the first floor. To the right hand side is the large, dual aspect living room with open fire. The kitchen has been recently refitted with a range of storage and appliance space. There is a useful understairs cupboard and a door leading into the garden. The ground floor is completed by a useful utility room which offers further storage and appliance space. The first floor landing has access to all of the rooms along with a small nook with window overlooking fields to the rear. There are three good size bedrooms, two of which benefit from built in storage. The family bathroom has a traditional bath, and wash hand basin, and there is a separate wc.

GARDENS

The property is situated on a desirable plot with large gardens. To the front is an enclosed area of garden which is mostly laid to lawn and enclosed by hedging and fencing with a path to the front door. The path continues to the side of the property which opens out to provide a useful storage area for bins and similar and there is gated access into the rear garden.

This is a great size and again is mainly laid to lawn. There is a small pond as well as mature shrubs and borders and a patio adjoining the property. Parking is easily available to the front of the property on the street.

LOCATION

Down Ampney is a charming, historic, Cotswolds village located about 7 miles Cirencester and benefits include a church, village hall/shop/post office, tennis courts, and a primary school, all of which help to foster a good community spirit. Swindon railway station is around 10 miles away and offers direct trains to London in just under an hour.

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

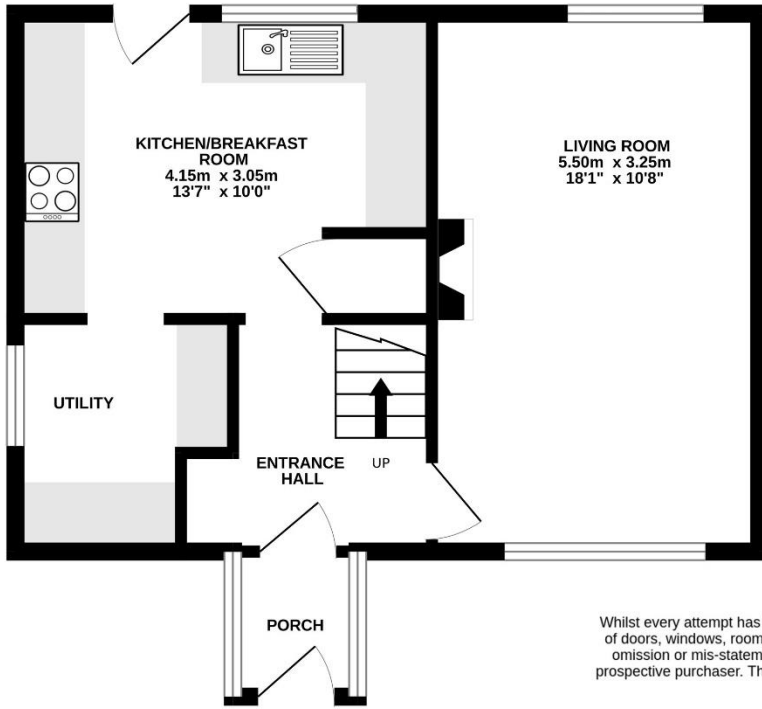
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

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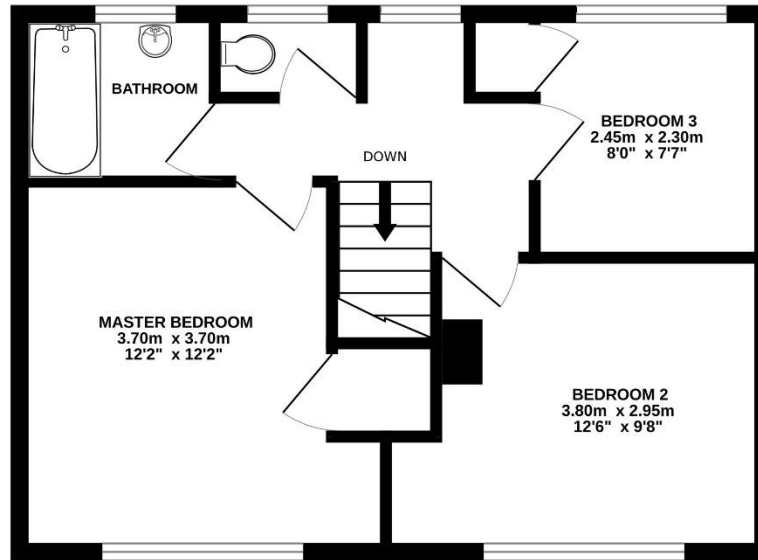
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GROUND FLOOR



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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