





4 Haygarth Close, Cirencester, Gloucestershire.

### **DIRECTIONS**

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

### **SUMMARY**

50% Shared ownership property located towards the end of this quiet residential close but with easy access to a range of local amenities. The accommodation includes three bedrooms and family bathroom, living room, kitchen/breakfast room, and a conservatory providing further reception space. There is plenty of parking to the side and an enclosed rear garden.

### **PROPERTY**

The property is accessed via a useful entrance porch with space for coats and shoes which in turn leads through to the hall with stairs leading to the first floor. A door to the right leads you into the spacious living room with feature fireplace, and understairs storage cupboard with a door to the kitchen breakfast room beyond. The kitchen area is fitted with a range of storage and appliance space whilst the breakfast area is fitted with a breakfast bar, further storage and double doors to the conservatory. This useful room provides additional reception space as required.

The first floor landing has an airing cupboard with hot water tank and central heating boiler. The master bedroom is fitted with a built in wardrobe as well as further storage cupboard. There are two further bedrooms and a family bathroom which is fitted with a suite comprising shower bath with shower over, wc, and wash hand basin.

### **GARDENS**

There is a small front garden with path leading to the front door and a long drive to the side of the house which provides plenty of parking. The rear garden is enclosed by a mixture of walls and fencing with gated access to the drive. There are areas of patio, decking, and astroturf as well as useful garden shed.

### **LOCATION**

The property is located in a popular residential area of similar properties. It is convenient for many local amenities as well as providing easy access to the centre of this desirable town and the road network beyond.

### **VIEWING**

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

### **MORTGAGE**

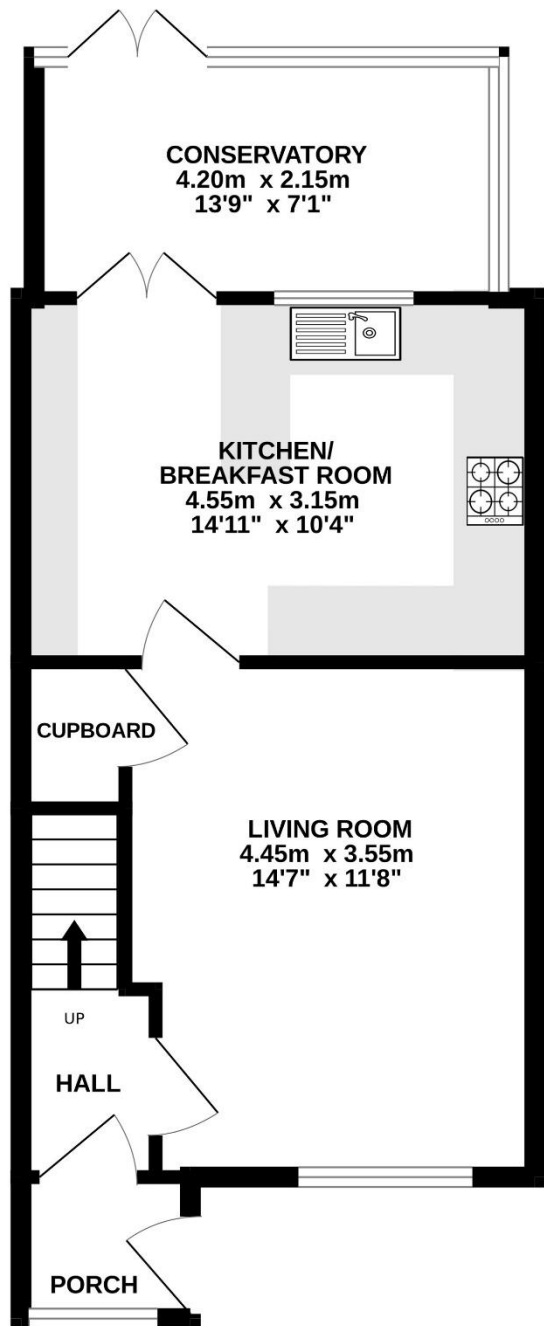
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### **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



HAYGARTH CLOSE

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

