





53 Meadow Way, South Cerney, Cirencester, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 6HY or call the office at any time for detailed directions from your location.

SUMMARY

Four bedroom, semi detached house situated in a quiet close in the heart of this popular village and offered for sale with no onward chain. There is driveway parking, a garage, and great size rear garden. It offers spacious reception space but there is still an opportunity to extend the home if required in line with neighbouring properties, subject to obtaining the necessary permissions.

PROPERTY

The property is accessed from a large storm porch, into an entrance hall with stairs leading to the first floor. The living room has been extended to the front and there is an opening through to the dining room. The kitchen is fitted with a range of storage and appliance space. At the back of the property is a large lean-to conservatory which has a door and windows out to the garden, and a door into the garage. There is an area partitioned off as a utility area with plumbing and space for a washing machine.

To the first floor are four bedrooms and the family bathroom which is fitted with a suite comprising bath with shower over, wc, and wash hand basin. Three of the bedrooms are fitted with built in storage.

GARDENS

The front garden is mainly laid to lawn with driveway parking leading to the garage with up and over door to the front, light and power. There is gated access to the rear garden which is a great size. There are areas of lawn, patio, with mature shrubs, a pond, and a summerhouse. The rear garden has previously been a productive vegetable plot.

LOCATION

The property is located in a popular residential area in the heart of this popular village. South Cerney has a great range of shops and amenities including a Co-op, One Stop, chemist, doctors surgery, dentist, three village pubs, primary school and two churches. There is a thriving vibrant community with many leisure groups and organisations. The village sits within the desirable Cotswold Lakes and features easy access to the nearby A417/9 and therefore the greater road network beyond. Kemble Station which offers a direct train to London Paddington is approx 4 miles away.

VIEWING

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

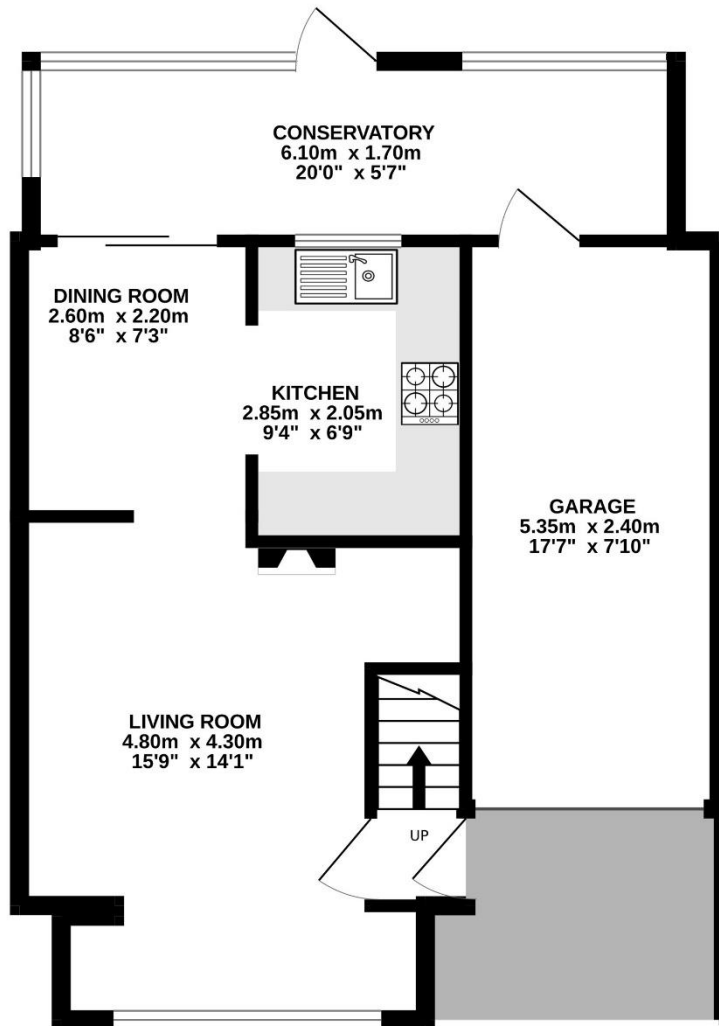
MORTGAGE

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

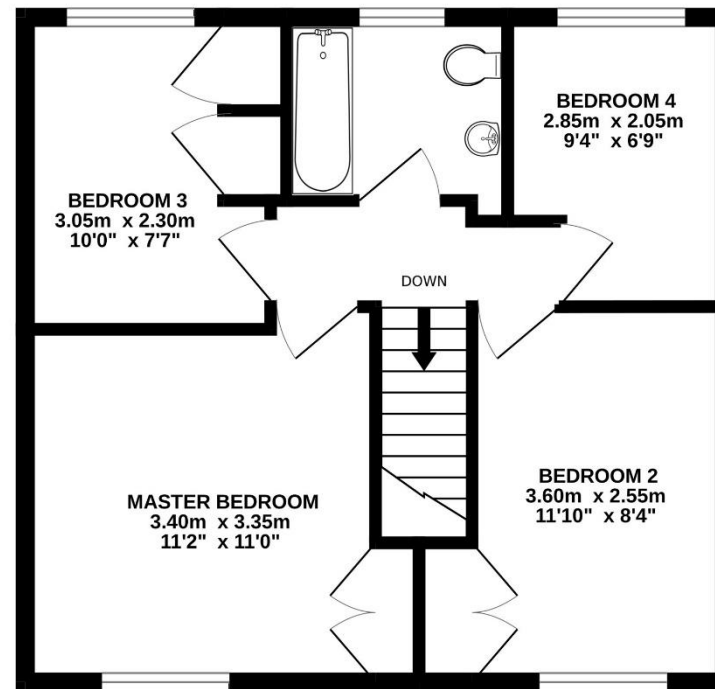
AGENTS NOTE

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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