





2 Winchcombe Gardens, South Cerney, Cirencester, Gloucestershire.

DIRECTIONS

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

SUMMARY

Situated in a quiet no through road in the heart of this popular village is this well presented terraced home. The accommodation includes two double bedrooms, an attractive family bathroom, well fitted kitchen, living room, and downstairs cloakroom. Further benefits include parking and gardens. The property is offered for sale with no onward chain and the current tenants would be willing to stay if sold to an investor buyer.

PROPERTY

The property is accessed from the front into the entrance hall with wood effect floor and stairs rising to the first floor. To the left is the kitchen which is well presented and fitted with a range of cupboards and drawers as well as stainless steel sink with drainer, built in oven and hob, wall mounted gas fired boiler, as well as space for fridge freezer, and washing machine. The living room spans the full width at the rear of the property with double doors to the garden and a large understairs cupboard. The ground floor is completed by a cloakroom with wc and wash hand basin.

The first floor landing provides access to the two double bedrooms and the family bathroom with suite comprising bath with shower over, wc, and wash hand basin. The master bedroom has a large built in cupboard providing storage.

GARDENS

The front of the property is enclosed by walling with a gated path to the front door.

The rear garden is enclosed by fencing with gated access and has areas of lawn and patio. A path leads to the gated rear access which opens out to an area of parking with an allocated spot for one car. There is further street parking to the front.

LOCATION

The property is located in a popular residential area in the heart of this popular village just a few minutes walk from the lakes and the open Cotswold countryside. South Cerney has a great range of shops and amenities including a Post Office, chemist, newsagent, grocery, 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

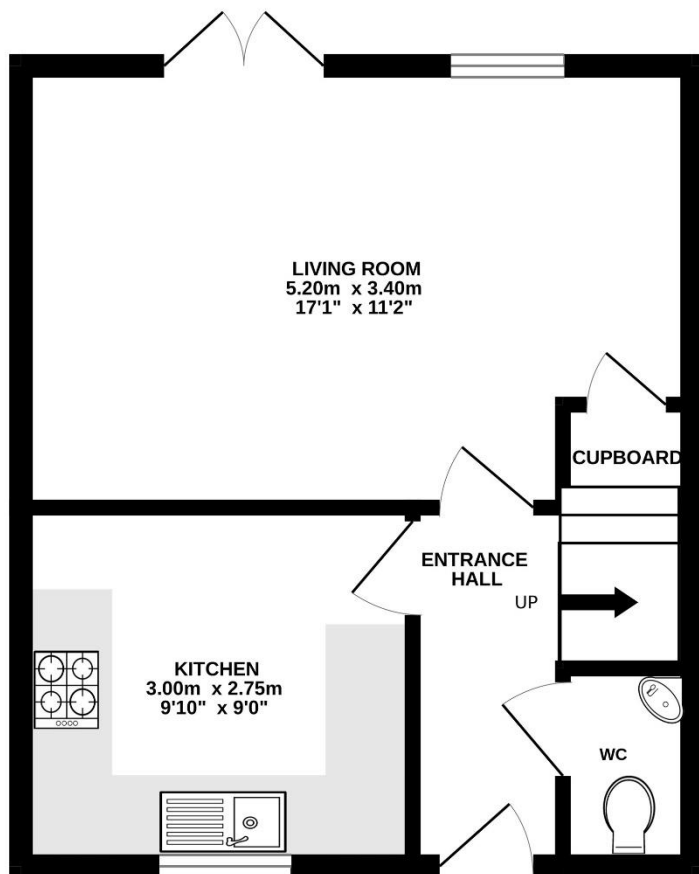
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

AGENTS NOTE

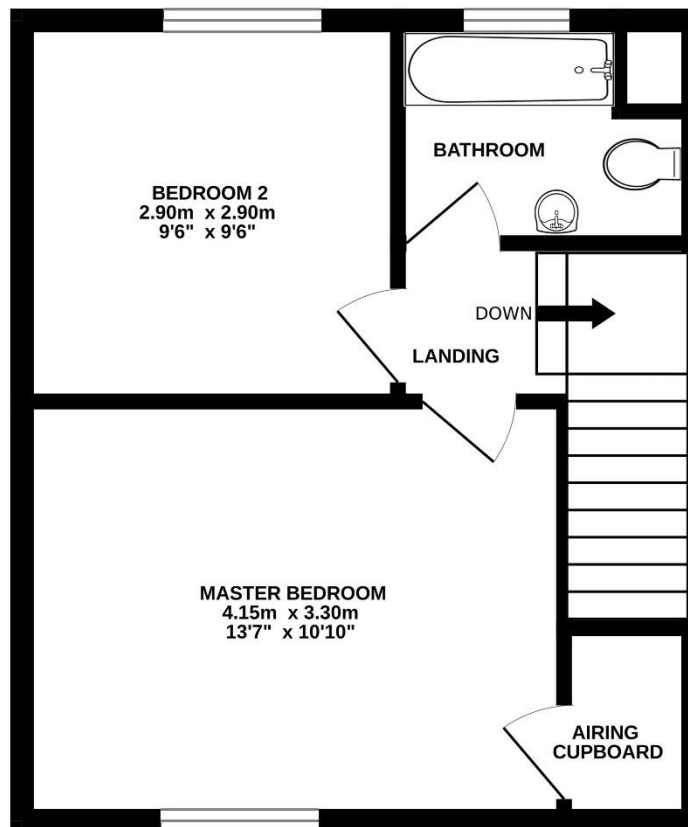
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



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.
Made with Metropix ©2025



