





23 Lavender Lane,  
Cirencester, Gloucestershire.

### DIRECTIONS

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

### SUMMARY

Extended, three bedroom home located in this established residential area within easy reach of the amenities of this popular town. The accommodation includes a good size kitchen/dining room, large living room, additional ground floor room, three first floor bedrooms, and bathroom with separate bath and shower. There is a courtyard garden, street parking to the front, and it is offered for sale with no onward chain.

### PROPERTY

The property is access via a welcoming entrance hall with stairs rising to the first floor, storage cupboard, and cloakroom with wc and wash hand basin. To the left is a good size kitchen/dining room with a range of storage and appliance space, as well as plenty of room for a dining table. To the rear of the property is a great size living room with feature fireplace. In between is an additional room which is currently used as a storage area but would make a great utility or home office as needed.

To the first floor are three good size bedrooms, and a family bathroom which has a suite comprising bath, separate shower, wc, and wash hand basin.

### GARDENS

To the front of the property is a path leading to the front door. There is plentiful street parking for local residents to use. To the rear is a courtyard garden which is enclosed by a low wall and with gated access. The property is surrounded by areas of public green.

### LOCATION

The property is located towards the end of a quiet no through lane in this established residential area with open green spaces. It is well located for access to the centre of this popular town and the many amenities it offers.

### VIEWING

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

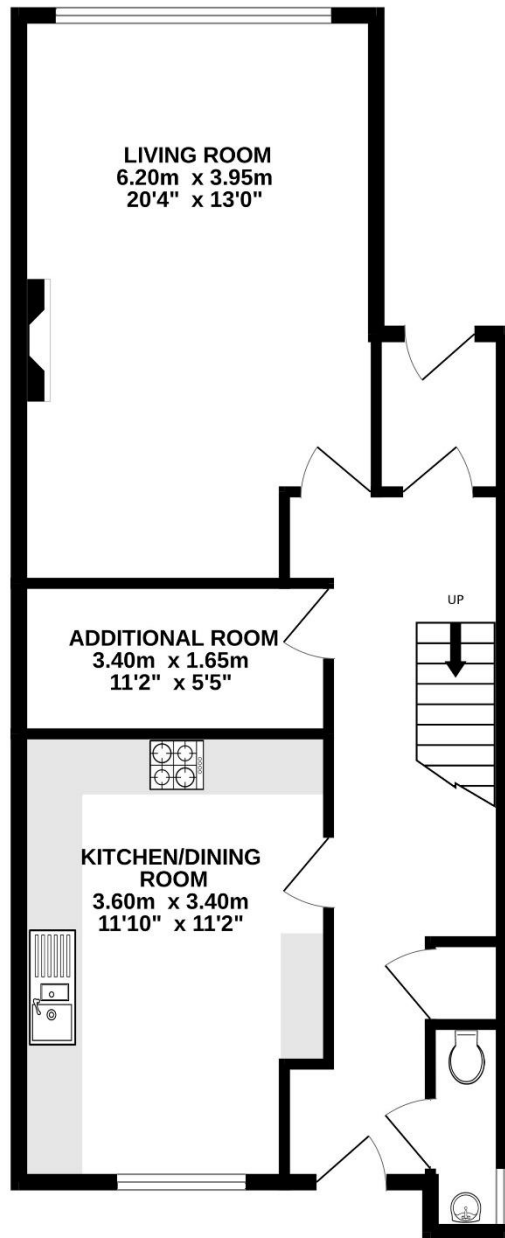
### MORTGAGE

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



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

