





2 Austin Road,
Cirencester, Gloucestershire.

DIRECTIONS

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

SUMMARY

Substantial three bedroom house on a larger than average plot and situated in an established residential area within easy reach of amenities. It has been much improved by the current owners and now has accommodation which includes a lovely open plan kitchen/dining room, living room, conservatory, utility, and three first floor bedrooms and a family bathroom. There is further potential for extension (subject to the necessary planning), parking to the front, and fabulous large rear garden.

PROPERTY

The property is accessed via a welcoming entrance hall with stairs leading to the first floor. To the left is a good size living room with window to the front and feature fireplace. To the rear of the property is a fantastic kitchen/dining room which is fitted with a range of storage and appliance space. A conservatory has windows and double doors out to the garden and offers further reception space. There is a side hall off the lobby which has doors to the front and rear garden and provides access to the utility room offering further storage and appliance space.

The first floor landing provides access to the three good size bedrooms and the family bathroom. This has been refitted with a suite comprising bath, separate double shower cubicle, wc, and wash hand basin.

GARDENS

To the front of the property is an area of low maintenance garden enclosed by hedging, gated driveway parking, and access to the garage. The generous south west facing rear garden is enclosed by a mixture of hedge and is mainly laid to lawn with an area of decking, mature borders, and a solid built storage shed.

LOCATION

The property is situated in a this established residential area with easy access to local schools and amenities as well as to the town centre. Cirencester offers its residents a wide range of shops and facilities and is well placed for the local road and rail network.

VIEWING

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

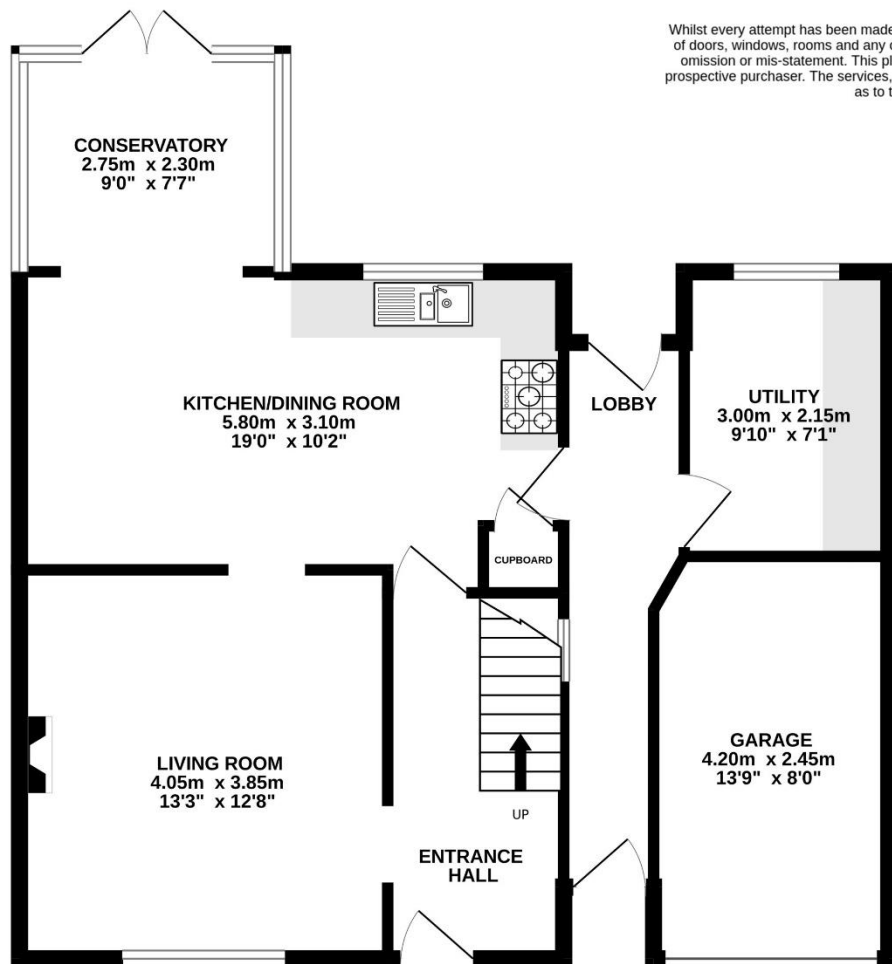
MORTGAGE

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

