



London Road, Poulton, Gloucestershire.

£445,000 Freehold



4 Council Houses, London Road, Poulton, Cirencester, Gloucestershire.

Directions

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

Summary

Enjoying countryside views to the front and rear, is this traditional, stone built, semi detached home. It sits on a generous plot, believed to be just under a quarter of an acre, with good size gardens to the front and rear and plenty of further potential. It currently offers three bedrooms, recently refitted shower room and kitchen, and two reception rooms. Poulton is a popular village location with easy access to Fairford and Cirencester.

Step inside

The property is accessed from the front into an entrance hall with stairs leading to the first floor. To the right is a dining room, and a door way leads through to the kitchen/breakfast room. This has been recently refitted with a range of storage and appliance space. On the left hand side of the property is the dual aspect living room. From the back of the kitchen is a rear lobby which gives access to the garden, as well as the downstairs cloakroom with wc and wash hand basin, a useful storage cupboard.

The first floor landing provides access to the three good size bedrooms and the bathroom which has also been recently refitted, with a suite comprising large shower cubicle, wc, and wash hand basin.

Step outside

The property sits on a very generous plot believed to be just under a quarter of an acre. The front is enclosed by a traditional Cotswold stone wall with five bar gate leading to the driveway. This provides plenty of parking as well as access to the garage which sits to the side of the property. There is an area of garden and a path leading to the front door. Gated access leads through to the rear garden which is mainly laid to lawn and backs onto open farmland. The size of plot provides plenty of potential.

Area insight

The property is set back from the London Road on the outskirts of this pretty village with rural views to the front and rear. Poulton is a popular village with a church, great pub, and popular club. There is easy access to the nearby towns of Fairford and Cirencester with the excellent road and rail network beyond. Fairford and Cirencester benefit from a larger range of local amenities as well as sought after primary and secondary schools.

Viewing

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

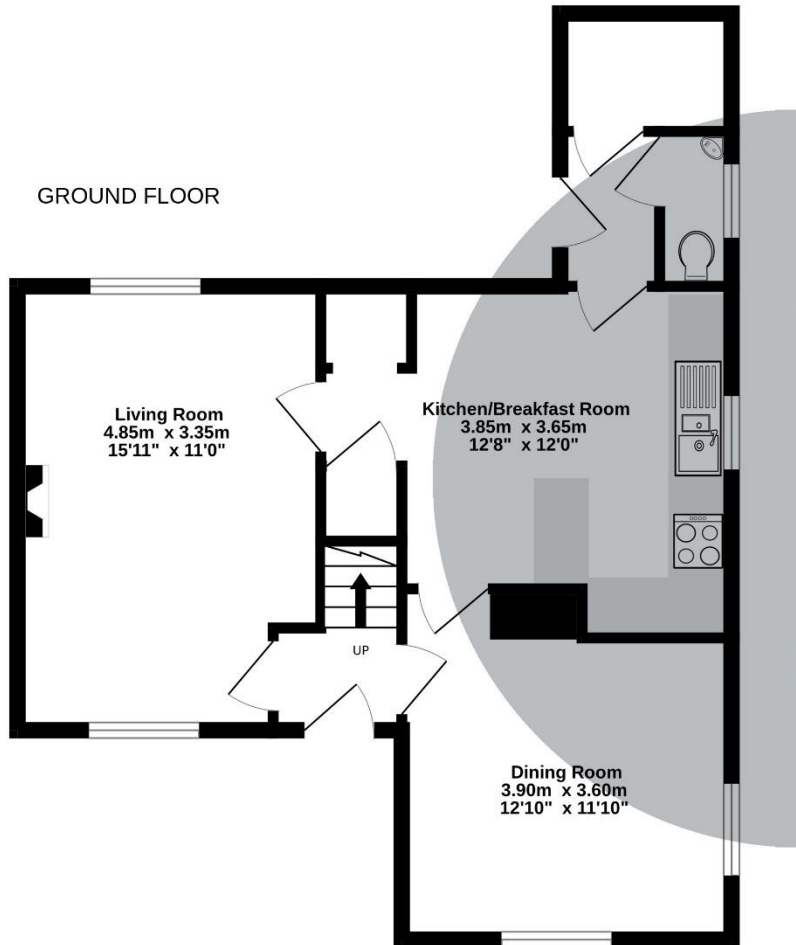
Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

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

