



Haygarth Close, Cirencester, Gloucestershire.

£300,000 Freehold



16 Haygarth Close, Cirencester, Gloucestershire.

Directions

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

Summary

Three bedroom property situated in this desirable residential close with a leafy aspect to the rear. The accommodation includes three good sized bedrooms, a beautifully refitted bathroom, large living room, and kitchen/breakfast room. There is an enclosed rear garden with gated access and a home office, and parking for two cars adjoining it. It is convenient for local amenities as well as the town centre beyond.



Step inside

The property is accessed from the front into the spacious living room which has plenty of space for separate sitting and dining areas, stairs that lead to the first floor, and a door that leads through to the kitchen/dining room. The kitchen area has been fitted with a range of storage and appliance space whilst there is also space for a dining table, or breakfast bar, and a door out to the garden. The first floor landing has doors to all rooms and a hatch with a drop down ladder that leads to the loft. This is boarded to provide useful storage, as well as access to the gas fired combi boiler. There are three good size bedrooms, and a family bathroom which has been recently refitted with suite comprising bath with shower over, wc, and wash hand basin. This attractive room also has two useful storage cupboards.



Step outside

To the front of the property is a small garden with path to the front door. The rear garden is enclosed by recent fencing with gated access to the side. It is landscaped with ease of maintenance in mind and is mainly laid to patio with raised borders and a home office which is insulated with double glazed windows, light and power. There is parking for two vehicles to the side of the garden, which is ideal if you require EV charging.



Area insight

The property is located in a popular residential area of similar properties with a leafy outlook to the rear. There is an area of green recreation space across Cranhams Lane, and local amenities include primary school, local shops and takeaways. It also provides easy access to the centre of this desirable town and the road network beyond.

Viewing

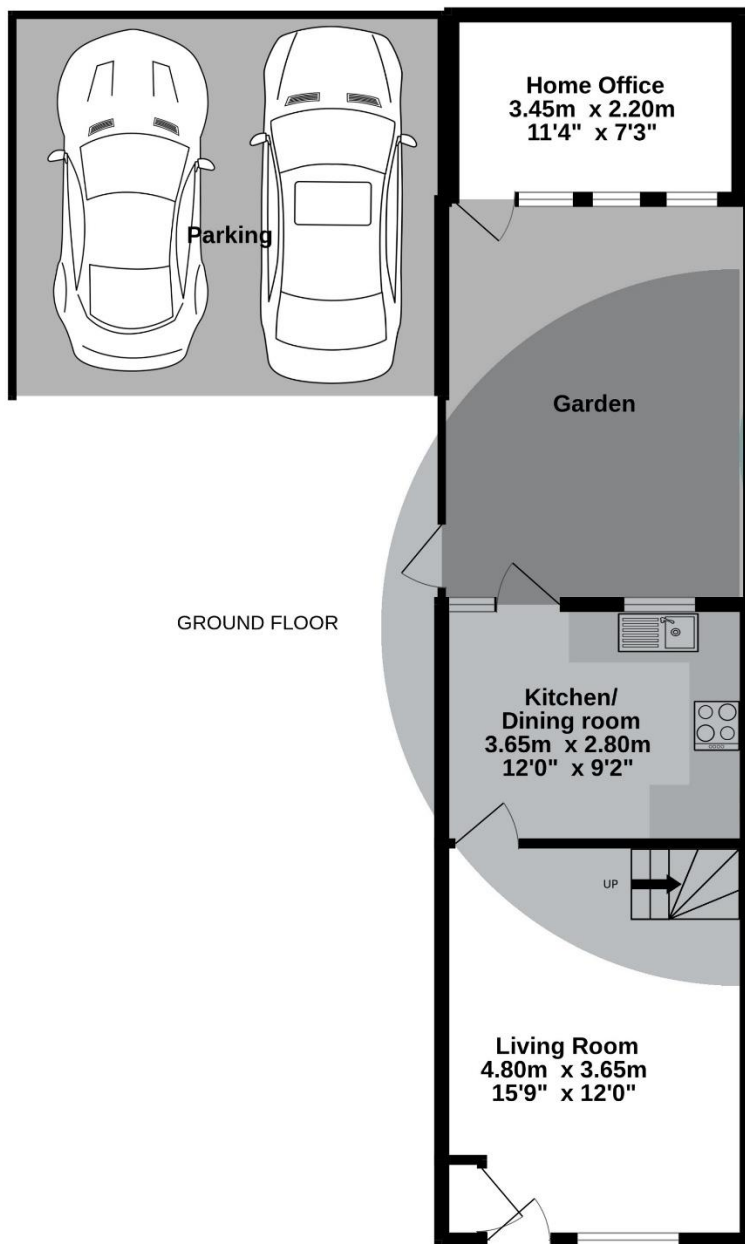
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

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.



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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