







52 Meadow Way, South Cerney,  
Cirencester, Gloucestershire.

### **DIRECTIONS**

Please use the postcode GL7 6HY or call the office at any time for detailed directions from your location.

### **SUMMARY**

Situated on a generous plot within the heart of this popular village, is this extended semi detached home. The accommodation includes three bedrooms, shower room, two reception rooms, kitchen/breakfast room, separate utility and cloakroom. It offers further potential for improvement by a potential purchaser and is offered for sale with no onward chain.

### **PROPERTY**

The property is accessed via a covered porch which leads into the entrance hall with stairs leading to the first floor. There is a door that leads through to the extended living room with feature fireplace and large windows to the front. Double doors lead through to a further reception room, which in turn leads through to the kitchen/breakfast room. This is fitted with a range of storage and appliance space and has access out to the garden. There is also a door that leads into the utility with further appliance space as well as access to the useful downstairs cloakroom, and the integral garage. The first floor landing provides access to the three good sized bedrooms, and the refitted shower room which has a shower cubicle, wc, and wash hand basin.

### **GARDENS**

The property sits on a good size plot. To the front is an area of lawn and driveway parking leading to the garage. There is gated access to the rear. The rear garden is mainly laid to lawn with areas of patio, path and raised beds. There are large

storage sheds to the rear of the garden.

### **LOCATION**

The property is located in a popular residential area in the heart of this popular village. South Cerney has a great range of shops and amenities including a Co-op, One Stop, chemist, 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.

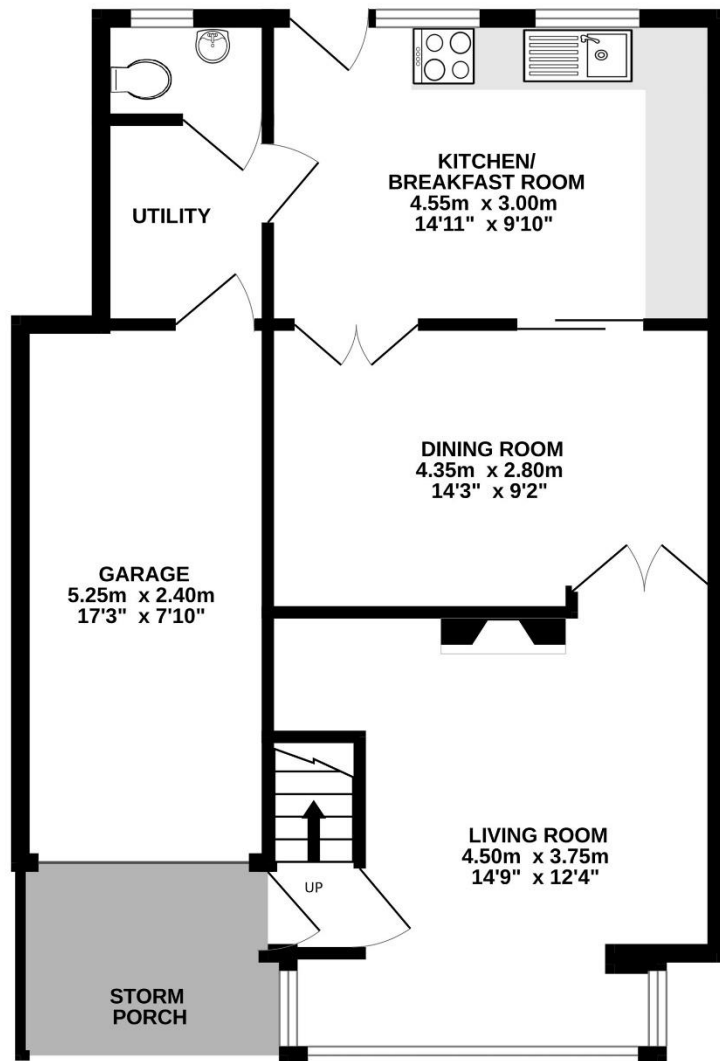
### **MORTGAGE**

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

