

for sale

offers in excess of **£300,000**



Upper Churnside Cirencester GL7 1AP

This spacious **THREE BEDROOM SEMI-DETACHED HOME**, located in the heart of **CIRENCESTER**, offers excellent potential for those looking to create their ideal family home. **TWO RECEPTION ROOMS**. **Outbuilding WORKSHOP**. Large enclosed rear garden. **DRIVEWAY PARKING**



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Ground Floor Accommodation

Entrance Porch

Door to the entrance hall. Double glazed door to the study. Door to the entrance hall.

Entrance Hall

Double glazed door to the porch. Door to the kitchen. Under stair storage cupboard. Stairs rising to the first floor accommodation. Radiator.

Kitchen

13' 2" x 12' 7" (4.01m x 3.84m)

Double glazed window to the rear aspect. Double glazed French doors to the rear garden. Door to the study. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Under stair storage cupboard. Space and plumbing for fridge freezer. Space and plumbing for washing machine. Integrated four ring electric hob, cooker hood and oven. Radiator.

Lounge

13' 2" x 12' 7" (4.01m x 3.84m)

Double glazed window to the front aspect. Television point. Telephone point. Radiator.

Cloakroom

Obscure double glazed window to the front aspect. Low Level WC and wash hand basin with vanity.

Study

11' 4" narrowing to 9' 1" x 9' 8" (3.45m narrowing to 2.77m x 2.95m)

Door to the work shop. Archway to the utility room.

Utility Room

8' 3" x 6' 2" (2.51m x 1.88m)

Double glazed window to the rear aspect. Double glazed French doors to the rear garden. Sink with drainer. Work tops with base units. Door to the cloakroom. Space and plumbing for washing machine.



First Floor Accommodation

First Floor Landing

Double glazed skylight to the front aspect. Loft access. Access to all bedrooms and family bathroom.

Bedroom One

12' 4" x 10' 3" (3.76m x 3.12m)

Double glazed window to the front aspect. Radiator.

Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

8' 4" x 8' 3" (2.54m x 2.51m)

Double glazed window to the front aspect. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, panelled bath with mixer tap, pedestal wash hand basin. Heated towel rail. Airing cupboard with boiler. Partially tiled to water sensitive areas.

External Features

Garden

Fenced boundaries. Laid to patio

Parking

Driveway parking

Workshop/Study

19' 1" x 14' 9" (5.82m x 4.50m)

Double glazed door to the front aspect. Storage cupboard.

Agent Note

Please note this property is a Non-standard construction. Easi-form.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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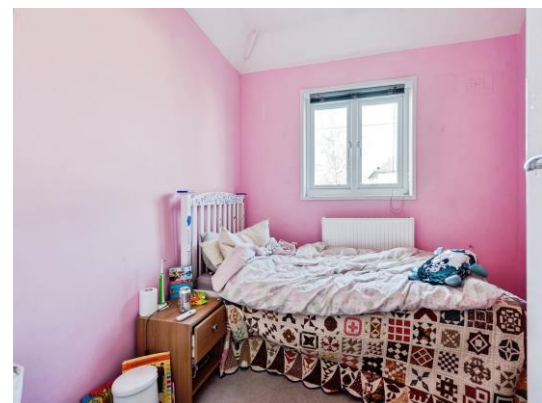
Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

Property Ref: SDN313476 - 0004

Tenure: Freehold

EPC Rating: C

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