



hunter  
french

47 Haygarth Close, Cirencester, Gloucestershire, GL7 1WY

This newly renovated two-bedroom property is immaculately presented throughout and is situated at the end of a quiet residential cul-de-sac within walking distance of Cirencester's town centre. Offered to the market with no onward chain.

Renovated to an exceptional standard, this home offers comfortable and practical living in a sought-after Cotswold location. It is the perfect choice for first-time buyers, investors or those looking to downsize. New double-glazed windows have been fitted throughout as well as a composite door front door and glazed door to the garden.

The ground floor comprises a light and welcoming living room with neutral décor and new flooring throughout, leading to a modern kitchen/dining area fitted with cream wall and base units. The stylish kitchen includes an integrated dishwasher, induction hob, oven, and extractor along with plumbing for a washing machine and space for a fridge freezer. Patio doors open directly onto a generously sized rear garden and there is space for a dining table within this room.

Stairs rise to the first floor where there are two well-proportioned double bedrooms, both light and airy, as well as a contemporary bathroom featuring a neutral suite with a bath and overhead shower, toilet, a wash basin with a vanity unit and back-lit mirror.

Outside, the private rear garden has been attractively landscaped with raised planters, a lawn, and mature shrubs and trees at the far end. New fence panels provide privacy while a gravelled seating area outside the patio doors offers a pleasant spot to relax in the warmer months. A shed at the end of the garden provides additional storage.

To the front of the property is a small lawned garden, and parking is available for two/three vehicles.

EPC - C (75)

Agents Notes - This property is owned by an employee of Hunter French.



We understand the property is connected to mains gas, electricity and water.

Council tax band B (Cotswold District Council)

The market town of Cirencester is the largest in the Cotswolds district and is often referred to as the 'Capital of the Cotswolds'. The town dates to Roman times and is centred around the marketplace adjacent to the Church of St John the Baptist. There is an impressive selection of both independent and high street shops, in addition to many cafes, bars and hotels. Further supermarkets and a retail park also compliment the town. Cirencester has fantastic commuting links to the motorway network and neighbouring towns of Cheltenham, Gloucester and Swindon are all within easy reach. A local train station in nearby Kemble provides a mainline to London Paddington.

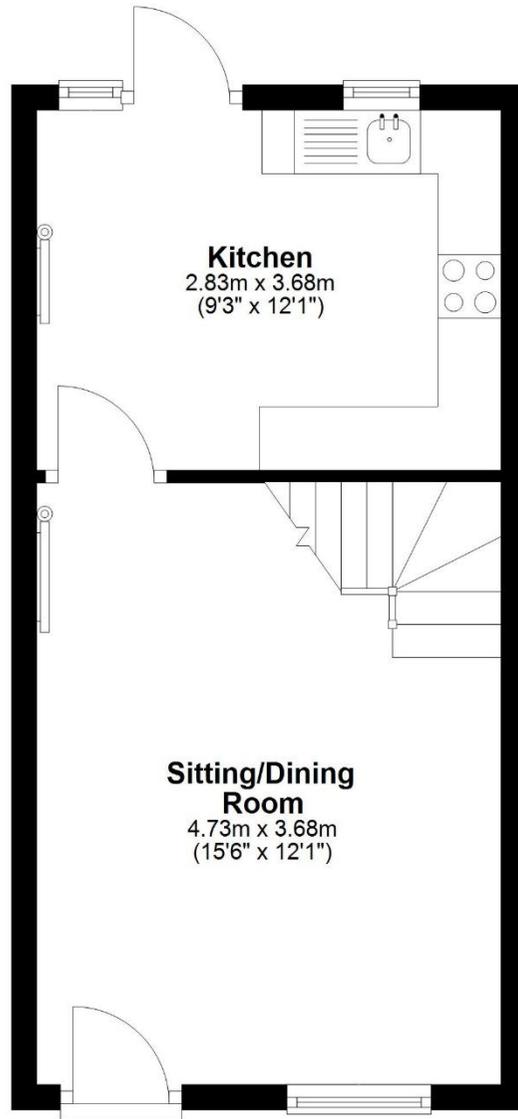
Primary and secondary schools, plus a sixth form college, can be found within the town, as well as the renowned Royal Agricultural University, which sits on the southern border.

## Guide Price £279,950



## Ground Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



## First Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



Total area: approx. 56.3 sq. metres (606.4 sq. feet)