

47 Tinglesfield, Stratton, Cirencester, GL7 2JL

Offers In Excess Of £435,000

Cain & Fuller

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47 Tinglesfield offers a great opportunity to acquire an attractive, extended two bedroom semi detached bungalow located in a sought after position on the edge of Cirencester town. Stratton a small village positioned on the edge of Cirencester Town within a mile of the market place, it benefits from a good range of local facilities and give residents great access to the renowned Cirencester Park on a daily basis. The property has been refurbished and has a modern well fitted kitchen with a selection of appliances and ample space for a dining room table, a remodelled contemporary shower room, gas central heating complemented by double glazed windows. To the rear of the lounge the living space has a large Conservatory, a light and airy living space with direct access onto the rear garden. There are solar panels to the rear, which are owned by the property and the overall energy rating is a 'B' making it energy efficient. Externally, the bungalow has a low maintenance front garden with parking for three to four cars and a pathway to the entrance door and double gates leading to the rear garden. To the rear of the bungalow the garden is an outstanding feature of the property benefiting from a sunny southerly facing orientation and a degree of privacy. The garden is partially laid to lawn making an ideal environment for small animals or young children. There is a large timber workshop with power. We urge early viewing of this superb property property in Tinglesfield are rarely available call the vendors sole agent Cain & Fuller for a viewing.

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Stratton
Stratton is a small village community located within a mile of Cirencester market place, the village benefits from a large selection of local amenities and facilities these include an Ofsted outstanding ranked primary school, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. Cirencester is well situated for the commuter with both M4 & M5 Motorways in driving distance and a mainline rail link at the neighbouring village of Kemble a daily commuter service to London Paddington

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Outside
To the front of the bungalow there is a gravel driveway with parking for four vehicles and a low maintenance front garden, pathway to entrance door and double gated access to the rear garden.

The rear garden is an outstanding feature of this property. Many laid to lawn with established borders with flowering plants and specimen trees, pathway leading the length of the garden, which is fully enclosed, creating a safe and secure environment for small animals or young children.. the garden benefits from a southerly facing orientation with sun through the whole day into the evening. There is also a productive vegetable section of the garden and further timber storage shed..

Mobile and Broadband
We recommend purchasers go to Ofcom for further details

Viewing
Cain and fuller in Cirencester

EPC
To follow

Council Tax
Band C

Tenure
Freehold

Agents Note
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
Please discuss with us any aspects which are particularly important to you before travelling to view this property.
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

Appliances not tested

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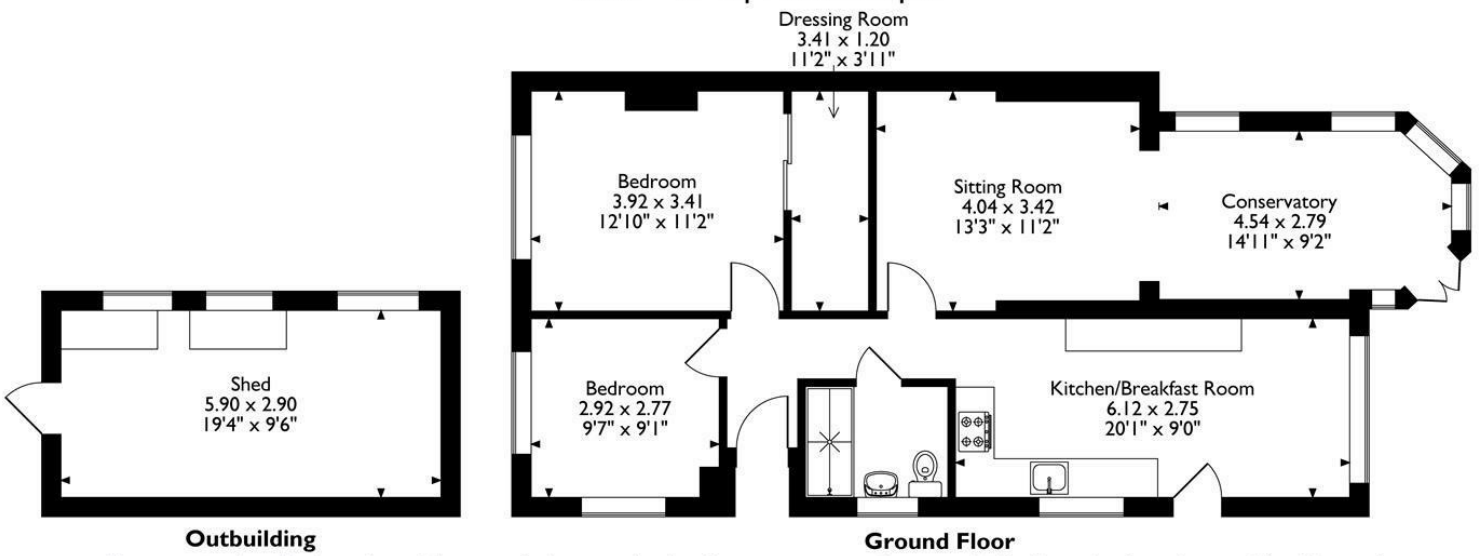








47, Tinglesfield, Stratton, Cirencester
Approximate Gross Internal Area
Main House = 80 Sq M/861 Sq Ft
Outbuilding = 17 Sq M/183 Sq Ft
Total = 97 Sq M/1044 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.