

36 Tinglesfield, Stratton, Cirencester, GL7 2JL

Asking Price £400,000

Cain & Fuller

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Cain & Fuller

A unique opportunity to purchase an extended two bedroom bungalow located in a picturesque position on the edge of Cirencester town and with a range of local amenities within walking distance. Cirencester Park is also accessible with 200 yards an amazing park open to the residents of the Cirencester area daily ideal for dog walking and country pursuits. The property offers high quality light living space which has been extended in the recent past by the present owners. The accommodation offers a fitted Kitchen with a comprehensive selection of storage and selection of built in appliances this is open plan onto a good sized dining area with plenty of room for a good sized dining table and side board. To the rear of the bungalow there is a large open plan living room with picture window over looking the secluded rear garden with additional door to side. The present vendor has also created a useful loft room a light space with two large sky light windows and a selection of base level storage. To the side of this space there is a large storage/attic space. Externally there are secluded and secure gardens ideal for small animals or young children being fully enclosed and benefiting front a garden studio/workshop. To the front of the property a bloc paved driveway with parking for four cars.We are able to bring this property to the market with NO CHAIN and urge early viewing through Cain & Fuller Cirencester's Estate Agent.

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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 bloc paved parking for four cars , the driveway leads to the side of the property with double gates leading to rear garden which gives good parking for a caravan or boat. The rear garden is laid to lawn with established borders, to the rear and side of the bungalow there is an established and good sized patio area which enjoys the sun most of the day ideal for outside dining. Contained within the garden is a studio/work shop with power and light, double doors and window to the garden. There is also a good sized storage shed to one corner, double gates giving access to the front.

Viewing
Through Cain and Fuller in Cirencester

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

Council Tax
Band C

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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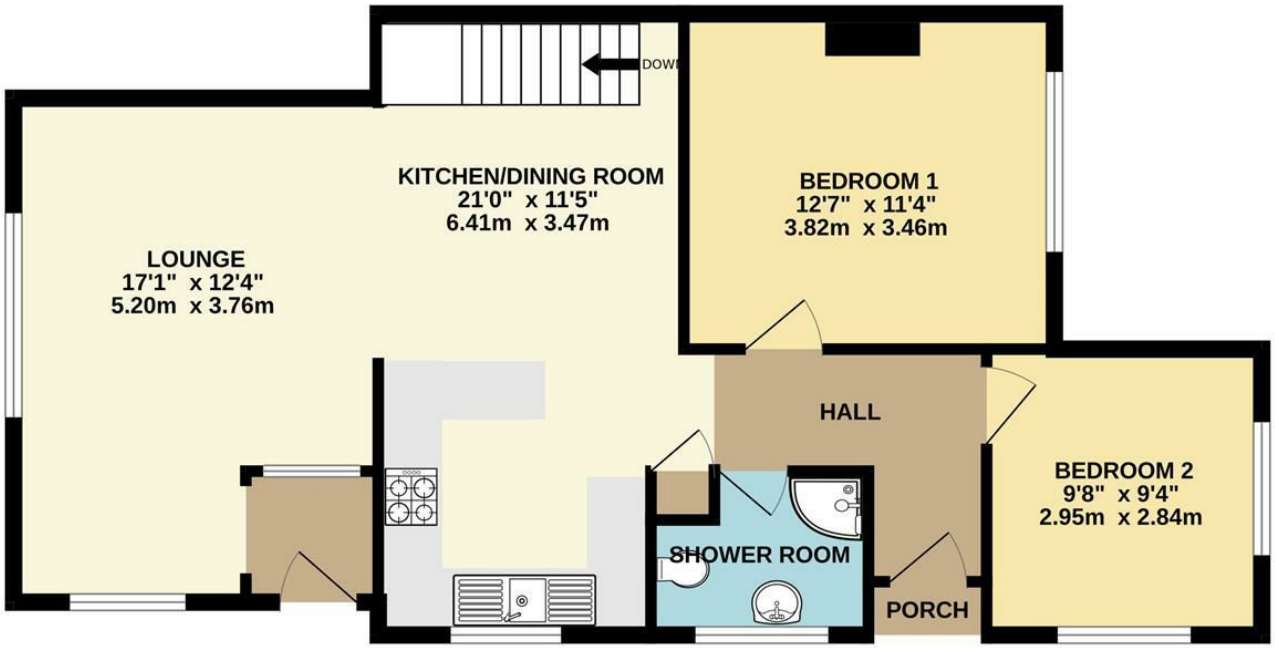


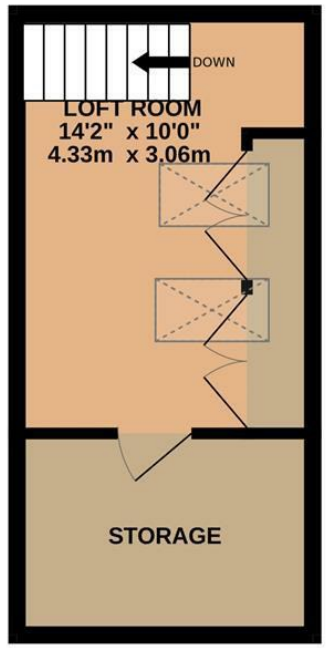




GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.

1ST FLOOR
211 sq.ft. (19.6 sq.m.) approx.





TOTAL FLOOR AREA : 967 sq.ft. (89.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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