

Christian Benjamin PROPERTY

North Home Road, Cirencester, Gloucestershire.

£285,000 Freehold









175 North Home Road, Cirencester, Gloucestershire.

Directions
Please use the postcode GL7 1DY or call the office at any time for detailed directions from your location.

Summary
A spacious three bedroom end of terrace home, tucked away at the end of a quiet close within an established Cirencester setting. Offering a generous open-plan living/dining room, three good bedrooms, enclosed front and rear gardens, garage and parking, it is a practical family home with plenty of useful space and scope to make it your own.

Step inside
The property is approached through an enclosed front garden, with the entrance porch providing useful storage before opening into the main hallway, where stairs rise to the first floor.
A door to the right leads into the generous living room. A large picture window brings in plenty of natural light, while the proportions allow for a substantial seating area around the fireplace. The room opens naturally into the dining area, creating a sociable living space with plenty of room for both everyday family life and entertaining.
From here, a door leads into the kitchen, fitted with a range of storage cupboards and work surfaces, together with space for the usual appliances.
Beyond the kitchen is a useful utility room, providing additional storage and a practical link through to the garage.
Upstairs, the first-floor landing is a good size and provides access to all three bedrooms and the family bathroom.
All three bedrooms are well proportioned and benefit from built-in storage, while the amount of glazing throughout gives the first floor a pleasantly light feel.
The bathroom is fitted with a suite comprising bath with shower over, WC and wash hand basin.

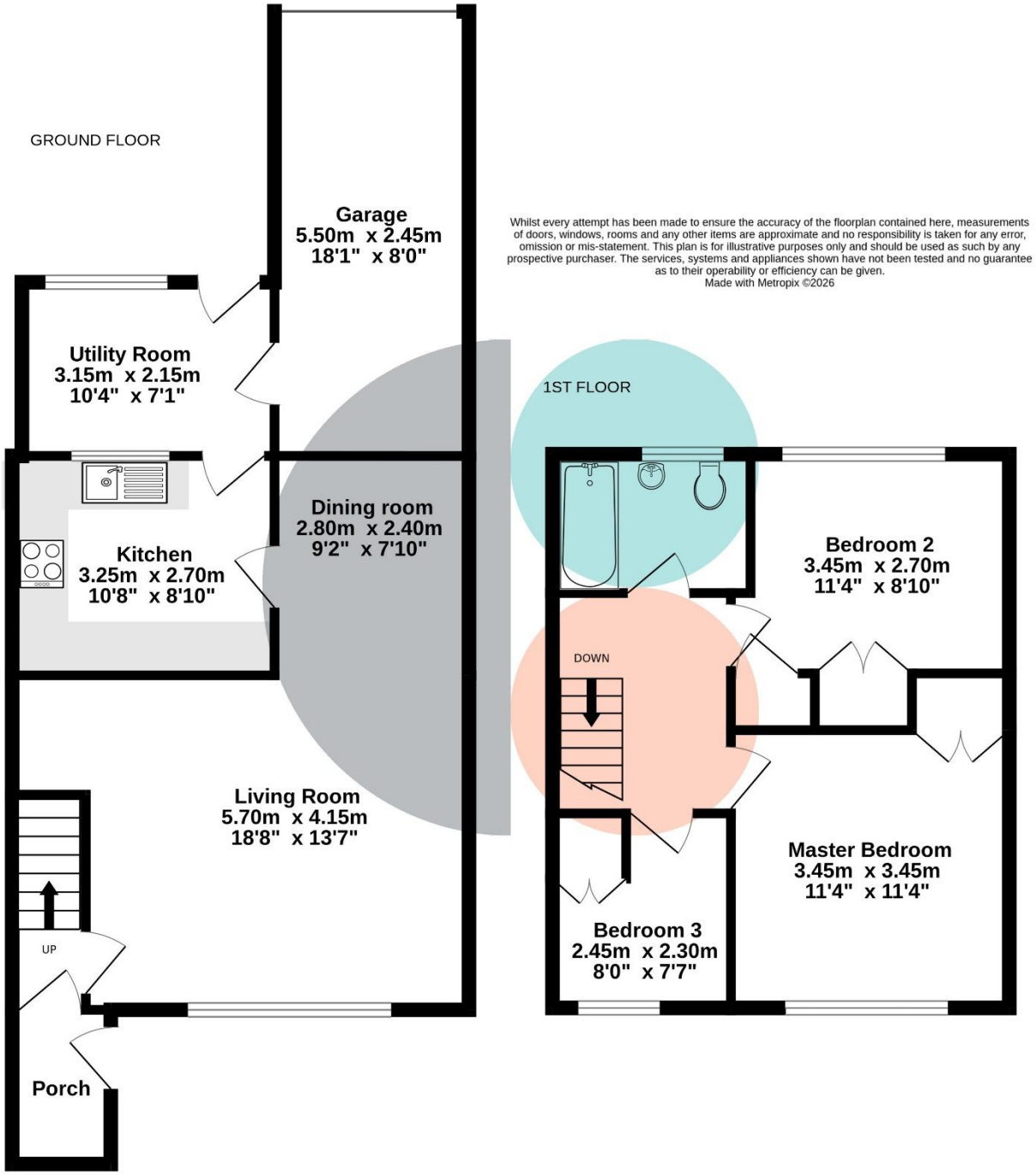
Step outside
The property benefits from enclosed gardens to both the front and rear.
The front garden is mainly laid to lawn with mature shrubs and planting, enclosed by low fencing with gated pedestrian access. Its position at the end of the terrace also gives the house a more open feel, with plenty of established green space immediately around the development.
To the rear is a low-maintenance courtyard garden, laid predominantly to patio and enclosed by walling, providing a useful private outdoor space.
The property also benefits from a garage with an up-and-over door, together with parking.

Area insight
North Home Road is an established and popular residential part of Cirencester, particularly well placed for everyday amenities, schooling and access into the town centre.
There is a good choice of shops, supermarkets, leisure facilities and other essentials within easy reach, while Cirencester itself offers its usual mix of independent shops, cafés, restaurants and historic Market Place.
The position also works well for access to the wider road network, with straightforward links towards Swindon, Cheltenham, Stroud and the surrounding Cotswold villages.
For buyers looking for a practical family home in an established neighbourhood, with green space around it and plenty of scope to put their own stamp on things, this one makes a lot of sense.

Additional services
As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

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.

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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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