Christian Benjamin
PROPERTY

Middle Mead, Cirencester, Gloucestershire.

£105,300 Leasehold

33 Middle Mead,
Cirencester, Gloucestershire.

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

Summary
A spacious three bedroom end terrace home, available on a shared ownership basis and set within the popular Kingshill Meadow development in Cirencester. With a dual aspect living/dining room, kitchen/breakfast room, enclosed garden and double width car port, it offers a really practical layout in a well-connected setting close to local amenities, green space and the town centre.

Step inside
A generous entrance hall sets the tone, with plenty of space as you come in, stairs rising to the first floor and a useful downstairs cloakroom.
To the front is the kitchen/breakfast room, fitted with a good range of storage and worktop space, together with room for appliances and a table for everyday dining.
Across the back of the house, the dual aspect living/dining room is the real heart of the ground floor. It is a great size, with clearly defined areas for both sitting and dining, plenty of natural light and double doors opening directly onto the garden.
Upstairs, the landing leads to three bedrooms and the family bathroom. The main bedroom is a comfortable double with useful built-in storage, while the second bedroom is particularly generous and also works brilliantly as a guest room or home office if needed. The third makes a good single bedroom, nursery or study.
The family bathroom completes the accommodation with a white suite comprising bath with shower over, WC and wash hand basin.

Step outside
The rear garden is fully enclosed and nicely manageable, with a lawn, patio area immediately outside the house and gated access to the rear.

Perhaps just as importantly, the property also comes with a double width car port, giving covered parking for two vehicles and adding another very practical tick to the list.

Area insight
Kingshill Meadow is a popular modern development on the edge of Cirencester, combining a residential setting with excellent everyday convenience.
A nature reserve sits close to the entrance of the development, while supermarkets, schools and other local amenities are all within easy reach. Cirencester town centre is also walkable, offering its mix of independent shops, cafés, restaurants and leisure facilities.
For commuters, there is straightforward access to the A419 and A417, linking towards Swindon, Cheltenham and the wider road network.

Viewing
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

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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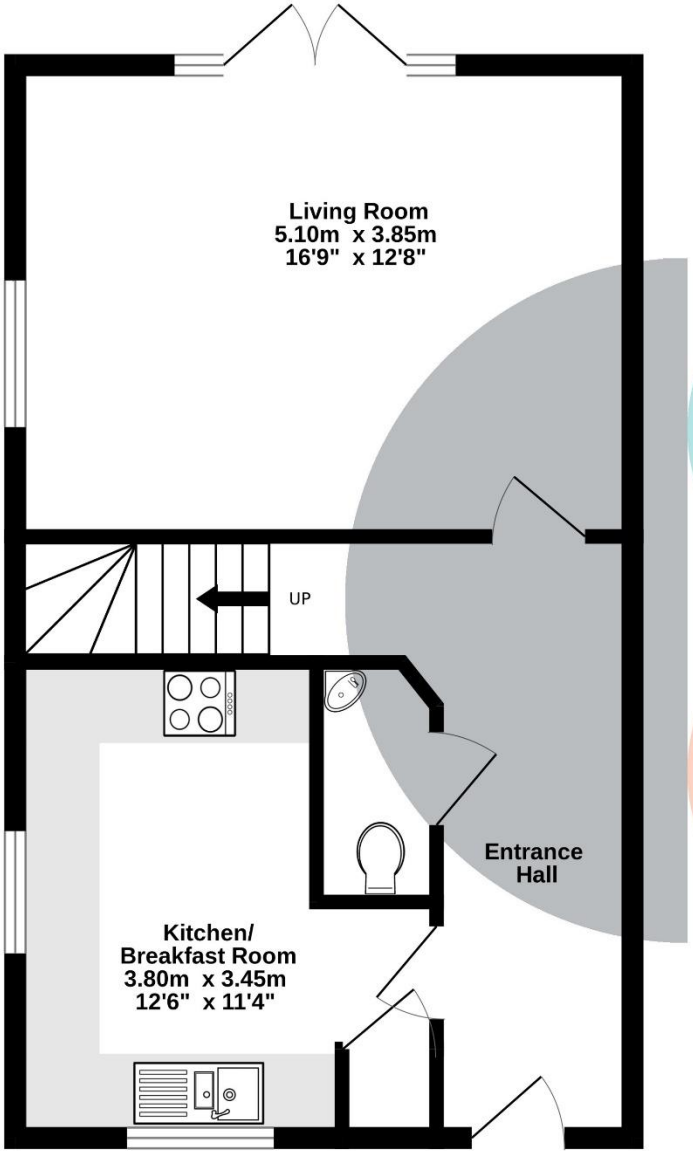
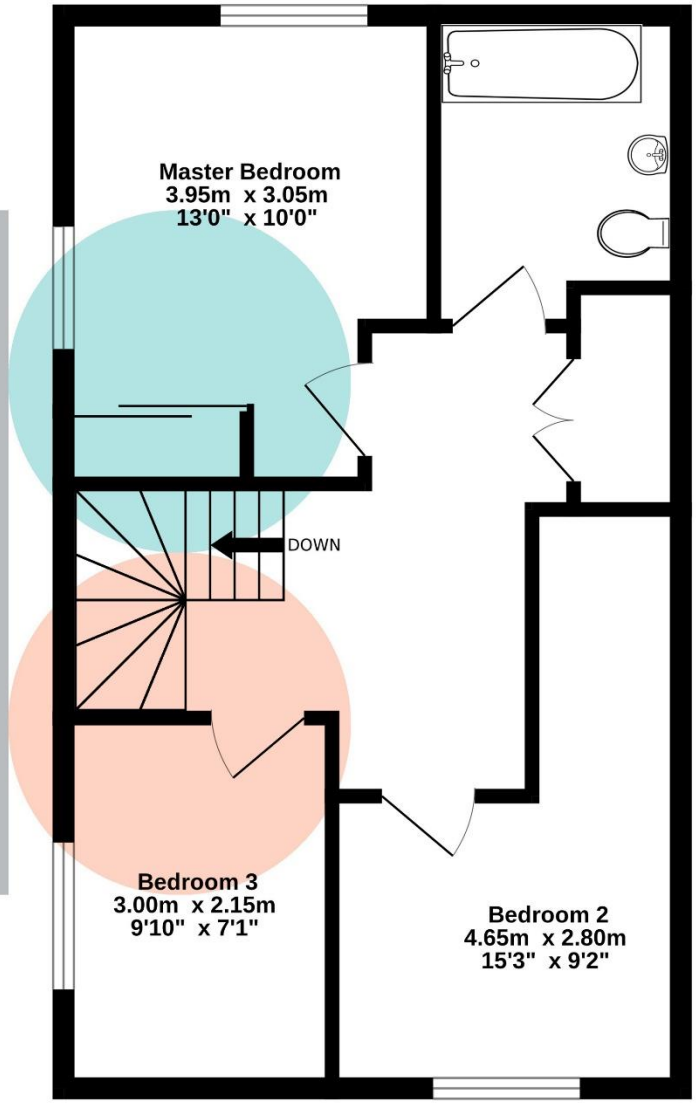
GROUND FLOOR



1ST FLOOR



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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