



Christian  
Benjamin  
PROPERTY



Fosse Close, Cirencester, Gloucestershire.

£320,000 Freehold



## 45 Fosse Close, Cirencester, Gloucestershire.

### Directions

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

### Summary

Occupying a large corner plot with generous enclosed gardens to the front and rear is this extended family home. The accommodation includes two large reception rooms, L shaped kitchen, study area and downstairs wc with three bedrooms and family bathroom above. It is located in a popular residential area with easy access to the amenities of this popular town.

### Step inside

The property is accessed via a large and welcoming entrance hall which has a tiled floor with underfloor heating, storage cupboard and lots of space for storage of coats and shoes. The hall has stairs leading to the first floor with storage area below and a useful cloakroom with wc and wash hand basin. The living room is a great size room with direct access to the rear garden and a separated area which would make an ideal study or play area. The dining room also has a tiled floor and leads through to the large, L shaped kitchen. This large dual aspect room has been fitted with plenty of storage, and space for appliances.

The first floor landing has a hatch providing access to loft space and all of the rooms. There are three good sized bedrooms, the master of which benefits from built in wardrobes. The family bathroom has an airing cupboard with hot water tank and is fitted with a suite comprising bath with shower over, wc and wash hand basin. There are solar panels on the property which are included within the sale.

### Step outside

Situated on a large corner plot, the front garden is enclosed by Cotswold walling as well as fencing and has been landscaped with terraced areas of lawn and patio, providing a large amount of private garden. To the rear of the property is an enclosed garden with gated access which is mainly laid to lawn with an area of patio. There is parking located nearby.

### Area insight

The property is located at the end of a cul de sac in this established residential area. There is easy access to the town centre, excellent local schooling and the surrounding countryside. The A417/9 provides excellent transport links to the M4 and M5 motorways.

### Viewing

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

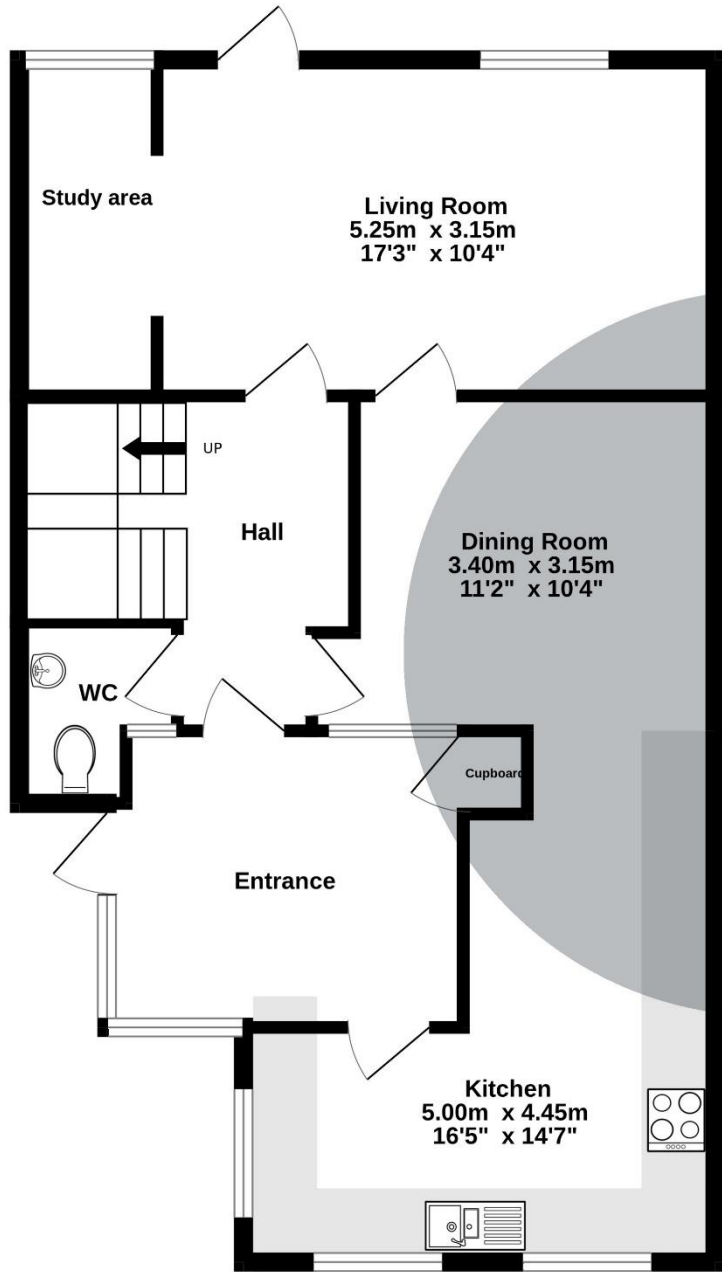
### Additional services

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.

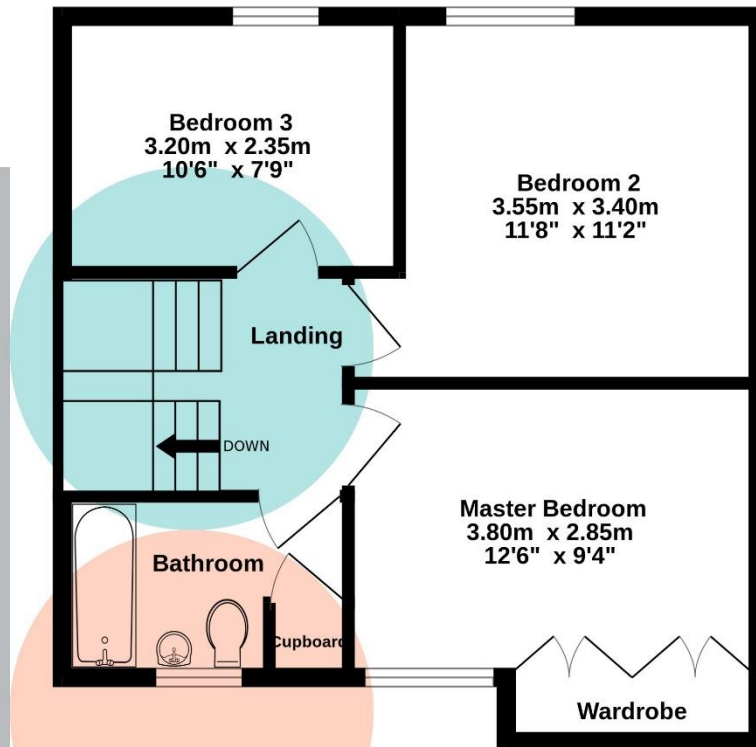
### Agents Note

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.

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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