



House - Townhouse

MICHAELS MEAD, CIRENCESTER, CIRENCESTER, GLOS, GL7 1WE

£265,000

FEATURES

- Landlords and investors only
- Approx. 5.8% rental yield
- Open-plan living and dining room
- Downstairs WC
- Tenant in situ
- Two-bedroom mid - terrace family home
- Family bathroom
- Allocated parking for one car



CANNON ESTATES
SALES & LETTINGS

2 Bedroom House - Townhouse located in Cirencester

Investment Opportunity – Tenant in Situ | 2 Bedroom Mid-Terrace House | Cirencester | Approx. 5.8% Rental Yield

Landlords and investors only – sold with tenant in situ.

A fantastic opportunity for an investor looking to add a tenanted property in a desirable Cotswold location to their portfolio.

Cannon Estates are pleased to present this two bedroom property situated in a quiet cul de sac with parking and garage in the sought after area of Chesterton. This home comprises of spacious lounge, open plan kitchen/dining room which in turn leads out into a pretty, private garden. Upstairs are two double bedrooms and family size bathroom. The property comes with the added bonus of a garage, gas central heating and double glazing.

This property is situated in Chesterton which is easy commute to Cirencester town centre and all local amenities. This property would be ideal for a family, couple or professional sharers. E.P.C. Rating D

Living Room / Dining Area

11'7" x 13'7"

This inviting living room features warm wooden flooring and a charming stone fireplace with a modern inset, creating a cozy focal point. The room is bright and airy, seamlessly connecting through an open archway to the dining area, which benefits from natural light pouring in through the French doors that open to the garden.

Kitchen

5'5" x 9'0"

A well-appointed kitchen with a smart arrangement of white cabinetry and wood-effect worktops offers a practical workspace. The kitchen includes built-in

appliances such as a gas hob and oven, complemented by a tiled backsplash with plenty of space for a washing machine and fridge/freezer.

Bedroom 1

9'2" x 8'5"

This bedroom provides a peaceful retreat with its soft neutral carpet and calming tones. A double bed fits comfortably within the space, accompanied by bedside tables and a dressing table beside the window. The room benefits from ample natural light and includes built-in mirrored wardrobes, offering generous storage while enhancing the sense of space and light.

Bedroom 2

11'6" x 7'4"

A second bedroom boasting a similar soft carpet and neutral décor provides a flexible space suitable for family, guests or a home office. The room includes a window allowing natural daylight and is equipped with a radiator to ensure comfort year-round.

Bathroom

5'0" x 6'8"

The bathroom has been designed with functionality in mind, featuring a white suite comprising a bath with an overhead electric shower, a pedestal basin, and a toilet. The walls are tiled for ease of maintenance, and a heated towel rail offers added comfort. The space is bright and clean, providing a practical yet inviting environment.

Rear Garden

The rear garden offers a private and low-maintenance outdoor space with a decking

area perfect for seating and alfresco dining. The garden benefits from a sunny aspect and is ideal for enjoying outdoor living or gardening.



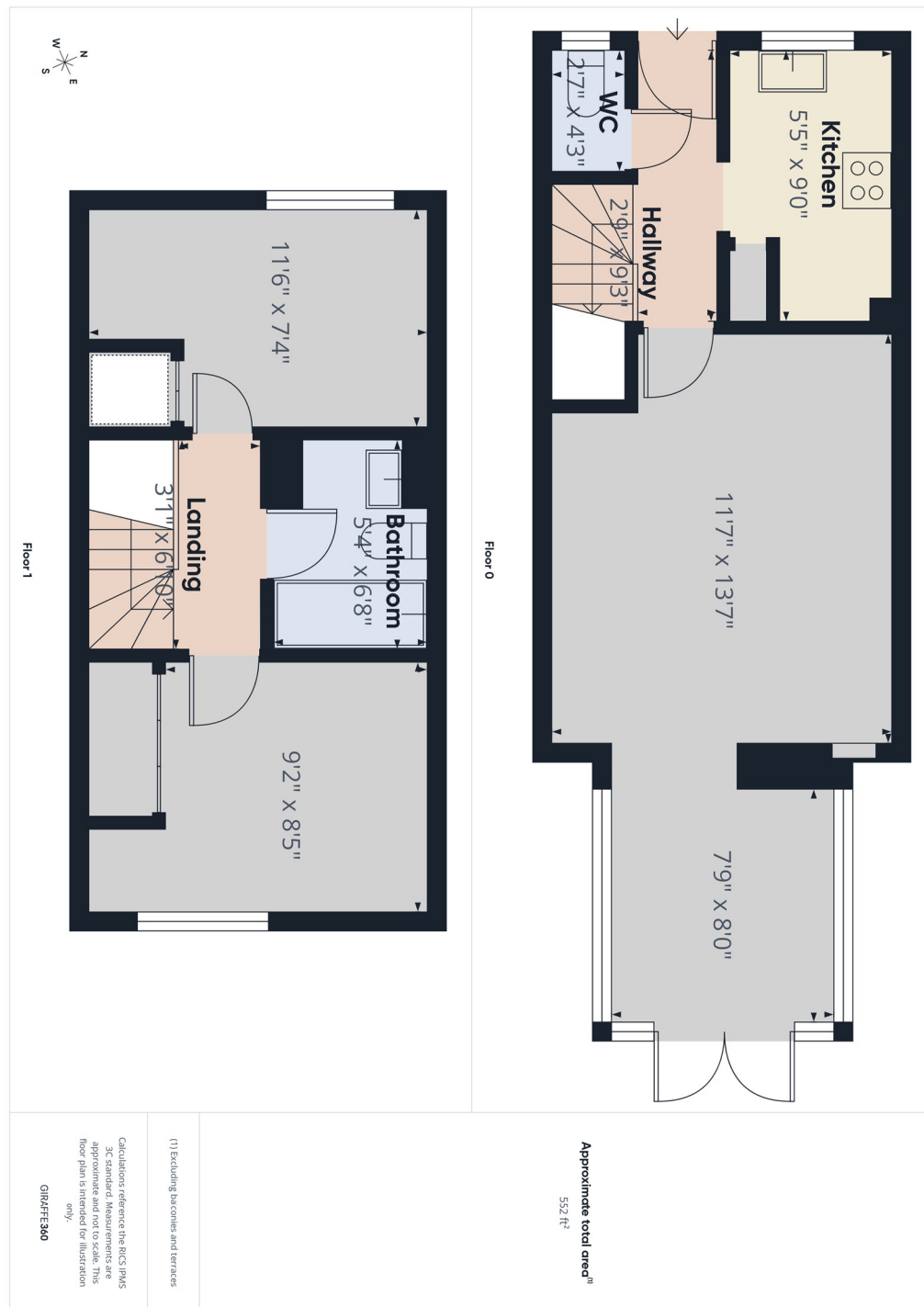
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Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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