



**Connells**

Masefield Road  
Cirencester



### Property Description

Situated in a quiet cul-de-sac within the popular Chesterton area of Cirencester, this two-bedroom semi-detached home presents a fantastic opportunity for buyers seeking a well-located property with scope to personalise and add value.

The ground floor accommodation comprises a welcoming entrance hall, a fitted kitchen with practical layout, and a bright, spacious lounge providing a comfortable living and dining area. Upstairs, the property offers two well-proportioned bedrooms and a family bathroom, making it ideal for a range of buyers including first-time purchasers, downsizers, or buy-to-let investors.

Externally, the property benefits from an enclosed rear garden, offering a private outdoor space perfect for relaxing, entertaining, or gardening. Driveway parking to the side of the property provides convenient off-road parking, while the cul-de-sac position ensures reduced traffic and a peaceful residential environment.

Chesterton is a highly regarded area of Cirencester, known for its community feel and easy access to local amenities, schools, and transport links, as well as the town centre and the surrounding Cotswold countryside. With its desirable location, practical layout, and clear potential for improvement, this property represents an excellent opportunity for those looking to create a home tailored to their own tastes.

### Agent Note

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch

and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

### Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Doors to the lounge and kitchen. Under stair storage cupboard. Radiator.

### Lounge

14' 3" x 10' 8" ( 4.34m x 3.25m )  
Double glazed window to the rear aspect. Stairs rising to the first floor accommodation. Television point. Telephone point. Radiator.

### Kitchen

17' 2" x 7' 8" ( 5.23m x 2.34m )  
Double glazed window to the front and rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer. Double glazed door to the rear garden. Space for cooker and fridge freezer. Space and plumbing for washing machine. Tiled splash back.

### First Floor Accommodation First Floor Landing

Double glazed window to the front aspect. Access to the two bedrooms and family bathroom. Loft access. Airing cupboard with boiler.

### Bedroom One

14' x 8' 4" ( 4.27m x 2.54m )  
Double glazed window to the rear aspect. Radiator.

## Bedroom Two

10' 4" x 10' 1" ( 3.15m x 3.07m )  
Double glazed window to the rear aspect.  
Radiator.

## Bathroom

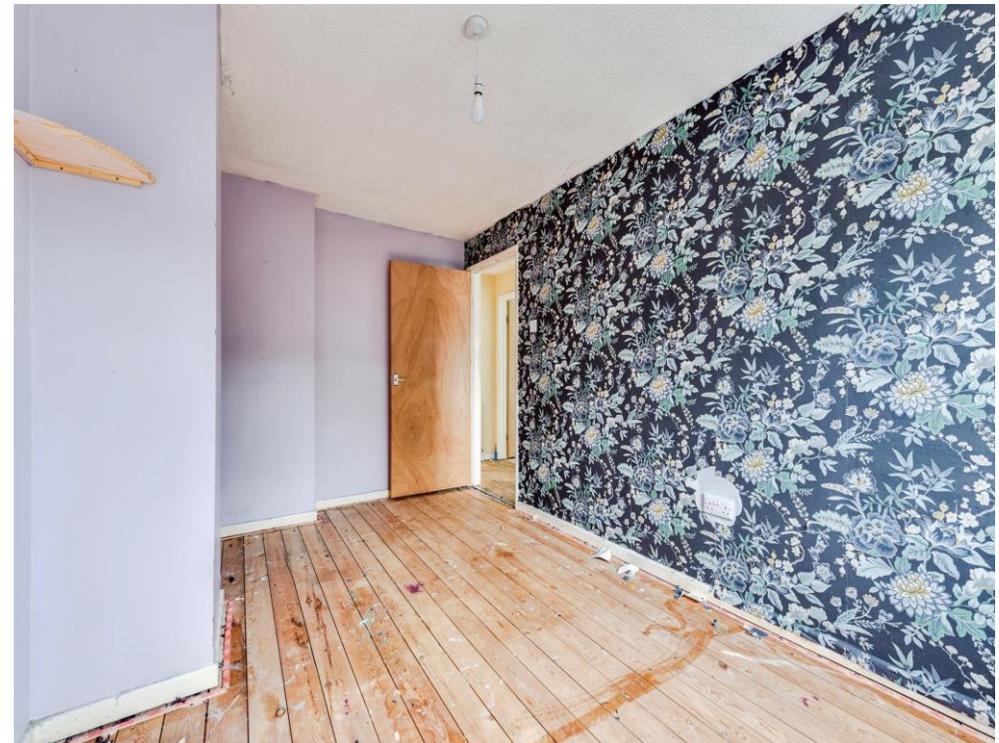
Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, pedestal wash hand basin and panelled bath with shower over. Partially tiled to water sensitive areas.

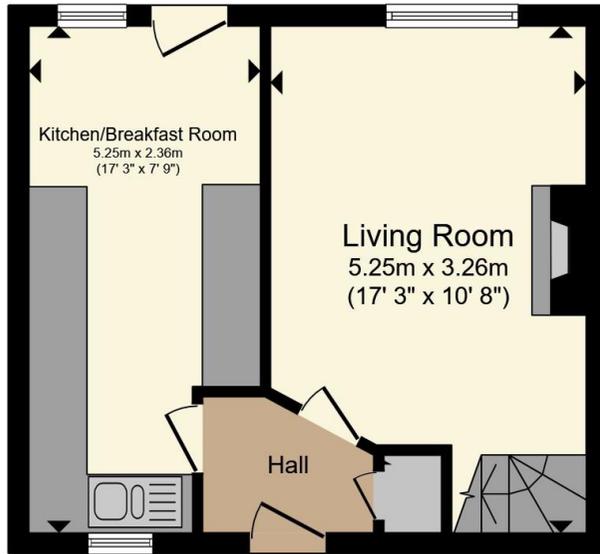
## External Features Garden

Fenced boundaries. Laid to lawn.

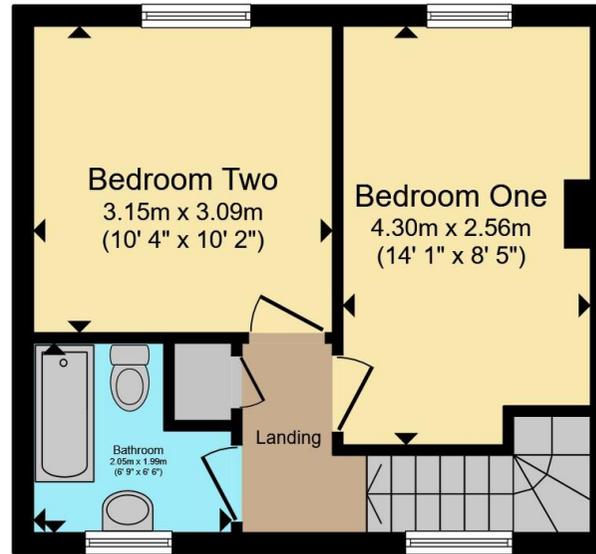
## Parking

Driveway parking to the side of the property





**Ground Floor**



**First Floor**



Total floor area 59.8 m<sup>2</sup> (644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive  
 SWINDON SN25 4AN

EPC Rating: D Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/SDN314652](http://connells.co.uk/Property/SDN314652)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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