

for sale

£325,000



Upper Churnside Cirencester GL7 1AP

A fantastic opportunity to create something truly special This three-bedroom semi-detached home offers generous living space, a great-sized garden and an outbuilding workshop, all set in a desirable Cirencester location. Bursting with potential & brimming with promise, this is a home not to miss!



Upper Churnside Cirencester GL7 1AP

Ground Floor Accommodation

Entrance Porch

Door to the entrance hall. Double glazed door to the study.

Entrance Hall

Double glazed door to the porch. Door to the kitchen. Under stair storage cupboard. Stairs rising to the first floor accommodation. Radiator.

Kitchen

13' 2" x 12' 7" (4.01m x 3.84m)

Double glazed window to the rear aspect. Double glazed French doors to the rear garden. Door to the study. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Under stair storage cupboard. Space and plumbing for fridge freezer. Space and plumbing for washing machine. Integrated four ring electric hob, cooker hood and oven. Radiator.

Lounge

13' 2" x 12' 7" (4.01m x 3.84m)

Double glazed window to the front aspect. Television point. Telephone point. Radiator.



Cloakroom

Obscure double glazed window to the front aspect. Low Level WC and wash hand basin with vanity.

Study

11' 4" narrowing to x 9' 8" (3.45m narrowing to x 2.95m)
Door to the work shop. Archway to the utility room.

Utility Room

8' 3" x 6' 2" (2.51m x 1.88m)
Double glazed window to the rear aspect. Double glazed French doors to the rear garden. Sink with drainer. Work tops with base units. Door to the cloakroom. Space and plumbing for washing machine.

First Floor Accommodation

Bedroom One

12' 4" x 10' 3" (3.76m x 3.12m)
Double glazed window to the front aspect. Radiator.

Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)
Double glazed window to the rear aspect. Radiator.

Bedroom Three

8' 4" x 8' 3" (2.54m x 2.51m)
Double glazed window to the rear aspect. Radiator.

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, panelled bath with mixer tap, pedestal wash hand basin. Heated towel rail. Airing cupboard with boiler. Partially tiled to water sensitive areas.

Workshop/Study

19' 1" x 14' 9" (5.82m x 4.50m)
Double glazed door to the front aspect. Storage cupboard.

Agent Note

Please note this property is a Non-standard construction. Easi-form.

Parking

Driveway parking to the front.





Ground Floor



First Floor

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.focalagent.com

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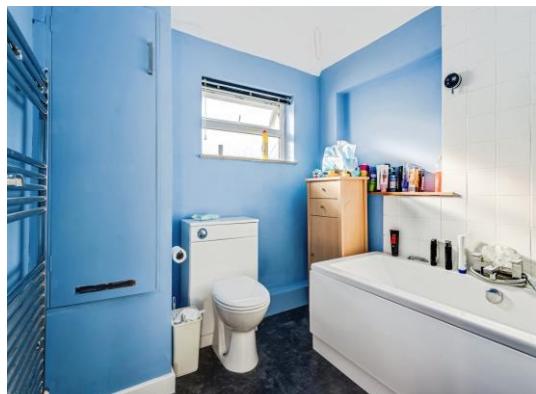
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Tenure:Freehold EPC Rating: C

Council Tax Band: C

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