



CRANHAMS LANE
CIRENCESTER

£259,500

A well-presented mid-terrace two-bedroom house located in this desirable residential area. Benefitting from a private rear garden and single garage.



58 CRANHAMS LANE CIRENCESTER GL7 1UA

These popular designed houses provide well-proportioned accommodation and enjoy a light feel throughout. Set back behind a tree lined verge, the front garden is laid to lawn with pedestrian path to the entrance.

The hallway provides useful storage and has a staircase to the first floor. From the hall a door to the right opens into the spacious sitting room, which is flooded with light thanks to a large window to the front elevation. There is a door to a generous size under stairs cupboard.

To the rear lies the kitchen/diner, fitted with a wide range of contemporary design wood effect fitted wall and base units, complimented by dark laminate worktops. Integrated stainless steel electric oven, hob, extractor and matching splash back. Plumbing for washing machine and larder cupboard housing the boiler. There is ample space for dining table and door to rear garden.

To the first floor, a landing with loft access and storage/airing cupboard.

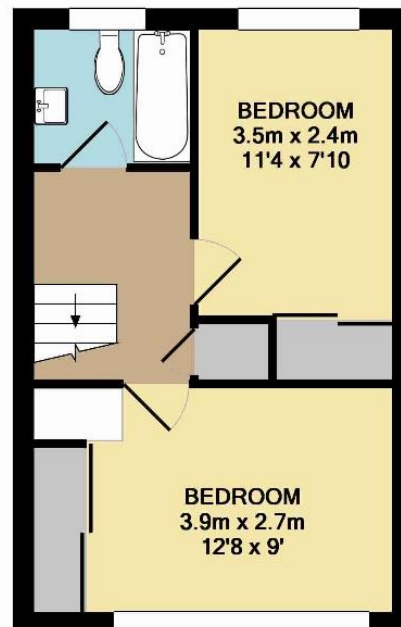
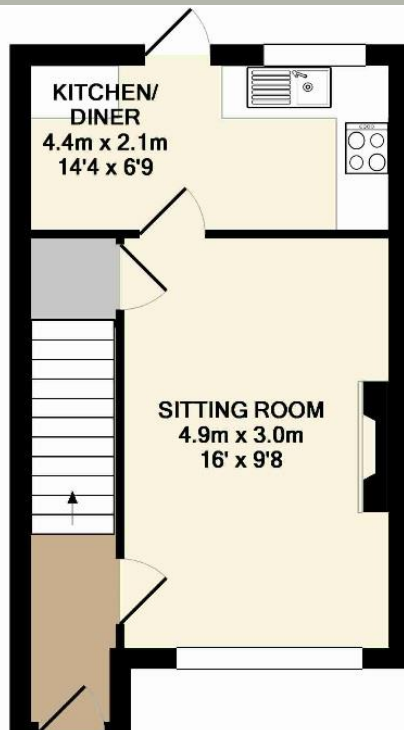
The principal bedroom lies to the front of the property benefitting from built in wardrobes. A further double bedroom to the rear also benefits from built in wardrobes, both are of generous proportions. A newly fitted family bathroom of three piece white suite, fully tiled with shower over the bath, basin and w/c.

The garden is paved for low maintenance with planted borders, a store/workshop and gated access to the side. Enclosed on two sides with block walls providing security and privacy. The single garage adjoins the back wall, providing direct access.

Located a walkable distance to the town's amenities, nearby range of day to day shops and schooling.

Services: We are advised that all mains services are connected to the property. Telephone subject to BT transfer regulations. Gas fired heating and hot water system to radiators. uPVC double glazed doors and windows. EPC Band C

Outgoings: Council Tax Band 'C' charges 2021/22 £1,744.10
Local Authority: Cotswold District Council, 01285 623000
Tenure: Freehold offering vacant possession upon completion



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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