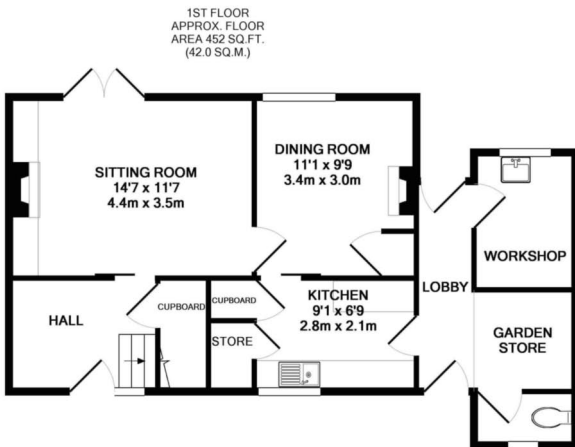
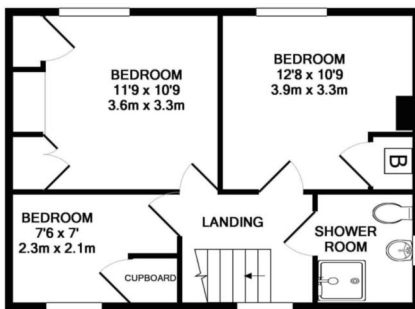


The Leaze,
South Cerney, GL7 5UL



Three bedrooms | Plenty of potential
Off road parking | Enclosed rear garden
Walk in shower room | EPC C

Offers in Excess of £230,000



1ST FLOOR
APPROX. FLOOR AREA 452 SQ.FT. (42.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA 613 SQ.FT. (57.0 SQ.M.)

10 THE LEAZE, GL75UL
TOTAL APPROX. FLOOR AREA 1065 SQ.FT. (99.0 SQ.M.)

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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3 Bedrooms 1 Bathroom 2 Receptions

A mature three bedroom semi-detached house in need of general updating and located in a popular residential area in the much sought after village of South Cerney.

Its spacious accommodation offers excellent scope for further improvement/extension subject to the necessary consents and in brief comprises a large entrance hall with storage cupboard, a sitting room with French windows out into the garden, a separate dining room and a kitchen that has a range of units. There is a rear lobby providing access to a storage room, a utility and a downstairs cloakroom. On the first floor there are three well-proportioned bedrooms and a wet room.

Externally the property has the benefit of a small garden to the front and to the rear a larger garden with views onto farmland. The garden is mainly laid to lawn and has mature shrubs. To the front there is driveway parking for one car.

The property benefits from double glazing throughout including a modern front door. The boiler is relatively new, although we are not sure how old.

We believe the property was of non-standard construction but have found evidence that this had been rectified but we do not have the paperwork to support it. We would suggest that interested parties take further advice from relevant organizations.

Directions

From our office in Cirencester, turn right into Castle Street. At the end of the road bear left into Sheep Street. Bear right; go across the mini roundabout to the main roundabout and take the next left. Proceed over the next roundabout. At the next roundabout turn right towards Swindon. After half a mile turn right at the Preston toll bar junction into South Cerney. Follow this road into South Cerney and in the centre of the village at the junction by the War Memorial, turn right into the High Street. Take the first left into Broadway Lane then turn right into The Leaze. The property can be found at the bottom of the road.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

Cotswold District Council

Ref: CIR3823/MR/71023041

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perrybishop.co.uk

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property.