

**Perry Bishop**  
and Chambers

the agent who keeps you informed

**Springfield Road,**  
Cirencester, GL7 1SJ



Mature semi-detached house | Three bedrooms with built in storage  
Refurbished shower room | Spacious kitchen diner  
Sitting room with feature fireplace and gas fire | EPC D

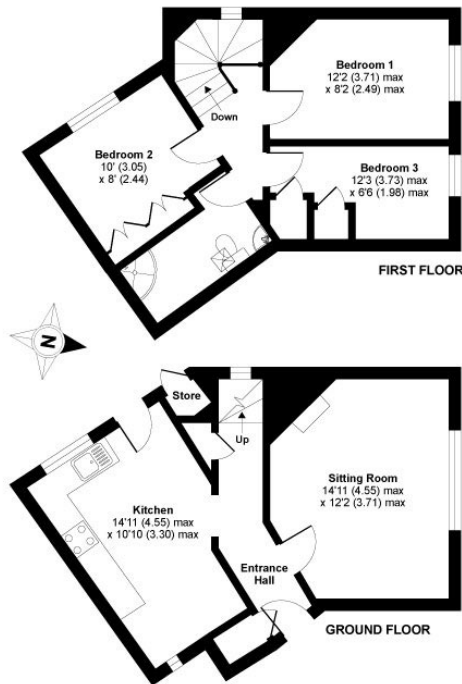
**£240,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury



### Springfield Road, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 782 SQ FT 72.6 SQ METRES (EXCLUDES STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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3 Bedrooms 1 Bathroom 1 Reception

Pleasantly situated on a corner plot at the end of a quiet cul-de-sac, this mature three bedroom semi-detached house has been carefully looked after by the current owners.

Approached into a hallway with useful storage cupboard, the sitting room has a large picture window and a modern feature place with gas fire. The kitchen is spacious with integrated appliances and space for a dining table. A door to the side leads into the rear garden.

Upstairs there are two double bedrooms and a single bedroom, all have in built storage. The family shower room has recently been refitted to a high standard.

Outside there is ample parking for several cars, the rear garden is well enclosed and the property benefits from being on a corner plot.

#### Directions

From our office in Silver Street turn right into Castle Street and at the top keep left, at the mini roundabout go straight ahead into Somerford Road. At the T junction go straight over and at the mini roundabout turn right into Cranhams Lane. Take the first turning on the right into Countess Lillias Road, continue into Springfield Road and the property can be found on the left hand side before the first turning on the left.

#### 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: CIR3978/MM/71021120

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