

**Chester Crescent,
Cirencester, GL7 1HE**



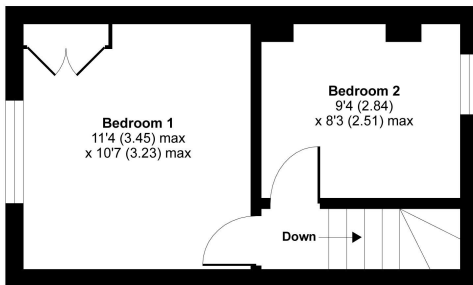
Two double bedrooms | Parking space
Close to the town centre | Garden and patio
Sitting room with fireplace | EPC E

Offers in Excess of £210,000

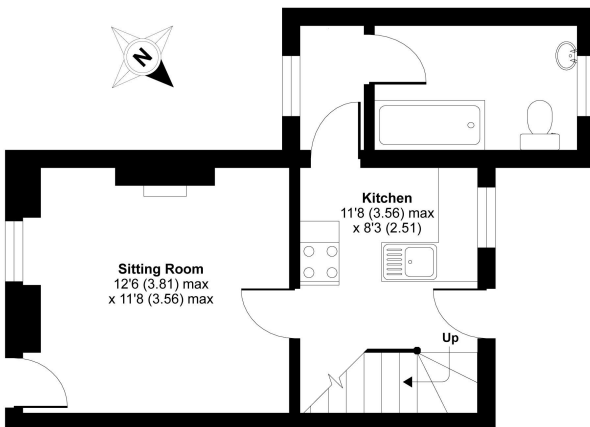


Chester Crescent, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 558 SQ FT 51.8 SQ METRES



FIRST FLOOR



GROUND FLOOR

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.

Copyright nichecom.co.uk 2017 Produced for Perry Bishop & Chambers REF : 211407



A charming end of terrace cottage, located in a small cul-de-sac close to the town centre, and within easy reach of St Michaels Park.

Entered into the light and airy sitting room with a stone hearth, a kitchen with door to the rear, and a range of base units and space for appliances. A corridor leads to a fitted white bathroom with a white suite, bath with overhead shower.

Upstairs there are two spacious bedrooms, one with built in storage.

Outside there is one parking space outside the property and an enclosed rear garden with gate to the pathway and Cotswold stone wall to one side. There is potential to extend to the side or above the bathroom, subject to the relevant planning consent.

Directions

From our office in Silver Street turn left into Castle Street and follow through into the Market Place. Continue into Dyer Street, at the traffic lights take the third exit into Victoria Road. Take the second turning on the right into Chester Street, halfway up Chester Street is Chester Crescent. The property can be found at the end on the right hand side.

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: CIR3930/MR/71028071

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

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.