

**Crabtree Lane,**  
Cirencester, GL7 1DW



Mature semi-detached house | Three well-proportioned bedrooms with in built storage  
Surprisingly large garden with access from two sides | Kitchen - diner  
Garage and driveway parking | EPC D

**£250,000**

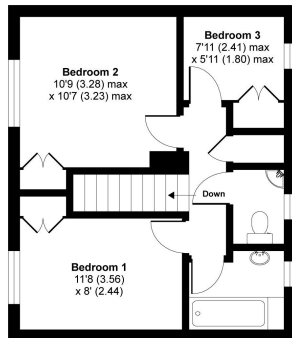




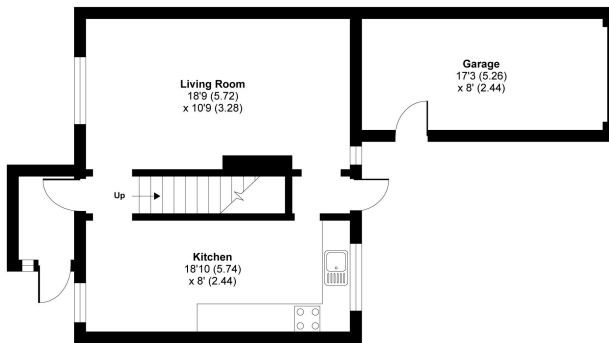
## Crabtree Lane, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1028 SQ FT 95.5 SQ METRES (INCLUDES GARAGE)

 3 Bedrooms  1 Bathroom  2 Receptions



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.

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A mature three bedroom semi-detached house, situated in a quiet location towards the back of the Beeches, yet within easy reach of the town centre and nearby amenities and facilities, in particular the excellent Kingshill School.

The well-presented accommodation comprises an entrance hallway with doors to the dual aspect sitting room and adjacent kitchen/dining room which has fitted spotlights in the ceiling and also has a range of matching base and wall units, with under unit lighting, in built fridge, gas oven, gas hob, water softener and ample space for a dining table and further appliances. There is a second hallway with door to the garden. There are electric lights in the loft. There is a wooden shed in the garden with electricity points, fed back to the garage fuse board.

To the first floor there are three well-proportioned bedrooms each with fitted wardrobes. There is a nicely fitted bathroom with pumped Grohe shower valve and illuminated mirror shaving cupboard. There are quality Montrose and Eco Bathrooms cabinets for extra storage with a white suite and a separate cloakroom. Both bathroom and cloakroom have ceiling spotlights.

Externally the property boasts one of the largest gardens in the area with garden to three sides of the house. The garden has its own title deed. The main area of the garden is enclosed by wood fencing and laid to lawn with a gate leading to the large patio area which is again enclosed and partly covered by a lean to with a double glazed glass roof.

Double gates can be folded back to allow for off road parking to the rear, and to the front there is a dropped kerb with double locking gates to gravel parking. In addition there is a single garage with remote electric roller garage door.

### Directions

Leave Cirencester along London Road turning right before the roundabout into Beeches Road. Follow the road to the end on bear right at the mini roundabout into Queen Elizabeth Road. At the 'T' junction bear left continuing along Queen Elizabeth Road. Take the turning right into Golden Farm Road and Crabtree Lane can be found on your left. The property is the first on the right with double gates onto the driveway.

### 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: CIR3979/MM/71021170

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

[perrybishop.co.uk](http://perrybishop.co.uk)

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