



## CASSIOBURY

THE COPSE, KEMBLE, GLOUCESTERSHIRE GL7 6AG

Centrally located in this well-served village lies this mature semi-detached house in need of updating, set within sizeable grounds, offered with no onward chain. Great project!

OFFERS IN EXCESS OF £340,000



## LOCATION

Kemble is a highly desirable village located four miles to the south of Cirencester. Bound by typical Cotswold countryside, the village boasts a reputable primary school, convenience store/post office, active village hall, doctor's surgery and public house. The charming village railway station provides a regular service to London Paddington c.75 minutes and is a major asset of the village; the property is just a brief walk from the station.

## THE PROPERTY

Cassiobury comprises a non-estate semi-detached Chalet style home set-in good-sized gardens, centrally located within this vibrant Cotswold village. The property has been traditionally constructed of reconstituted stone elevations set beneath a pitched 'double Roman' style tiled roof and benefits from an oil-fired boiler that powers the heating, it further has the comfort of replacement Upvc windows. The accommodation extends to approximately 75 sq m (810 sq ft) providing entrance hall, cloakroom, spacious open plan living room, kitchen with side access and ground floor bedroom. There are two well-proportioned bedrooms to the first floor and bathroom.

To the outside lies driveway offering parking and leading to the detached garage. Gardens are predominantly situated to the side and rear enjoying a south and westerly aspect.

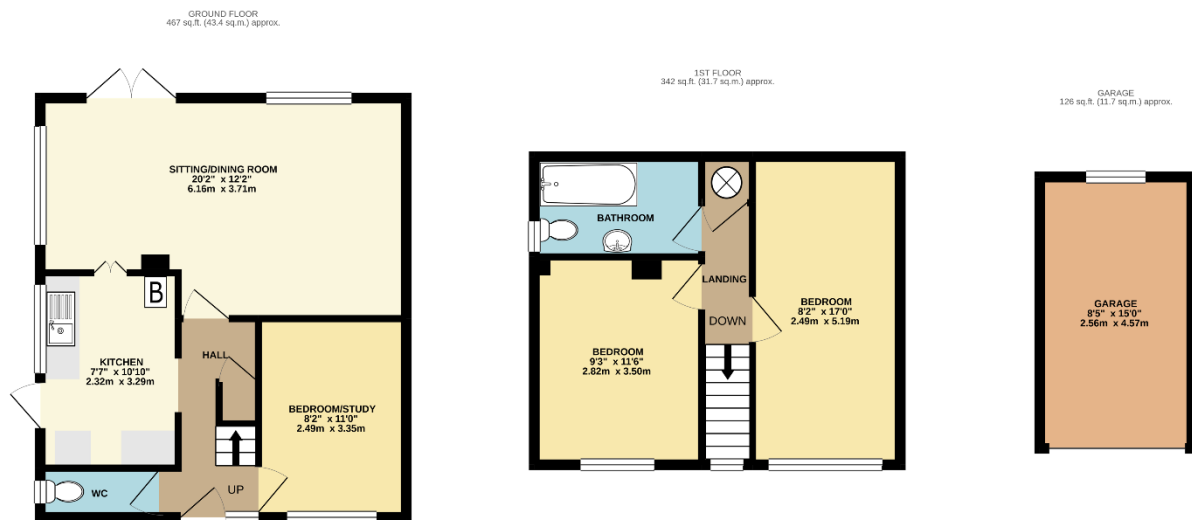
Cassiobury offers considerable scope for improvement and subject to the usual consent, great potential to extend.

## GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. It is connected to mains electricity, water and drainage. Oil fired heating. EPC band 'E'. It has been placed in band 'D' for Council tax purposes, charges 2021/22 £1,784.98. Local authority Cotswold District Council, Cirencester (01285) 623000.

## DIRECTIONS

Leaving Cirencester south west on the Tetbury road (A433), bear left signpost to Malmesbury (A429), on entering Kemble take the first left, access to the property will be seen a short distance along on your right. You will see a five-bar gate set into dry stone walls providing shared access.



TOTAL FLOOR AREA : 808sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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