

Perry Bishop
and Chambers

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Golden Farm Road, Cirencester, GL7 1BP



Three spacious bedrooms | Kitchen with utility room
Mature garden with lawn and shrubs | Driveway parking
No onward chain | EPC E

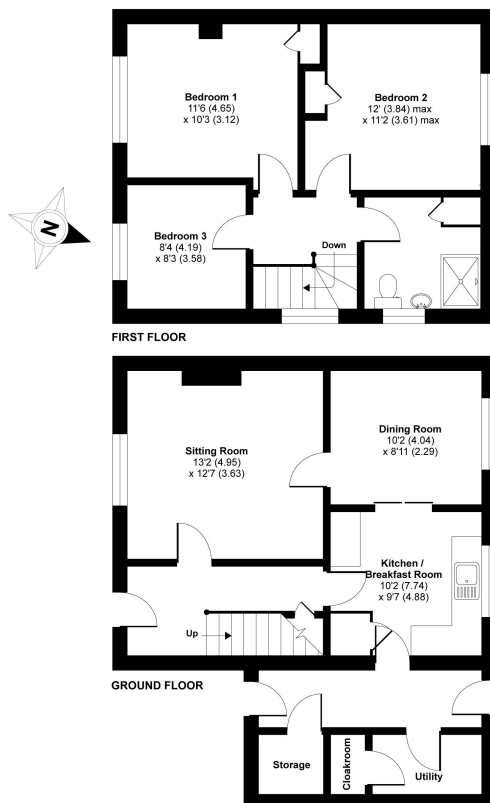
Offers in Excess of £230,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury



Golden Farm Road, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 914 SQ FT 84.9 SQ METRES



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 2 Receptions

Situated within an established area of Cirencester, 29 Golden Farm Road is a mature three bedroom semi-detached house offering great potential and would ideally suit someone looking to put their own stamp on a property.

Arranged over two floors, the accommodation provides hall, sitting room, dining room and a fitted kitchen. Beyond the kitchen is a utility, downstairs cloakroom and additional store cupboard, originally the coal store, and access to the front and rear of the house.

At first floor level there are three good sized bedrooms and a family bathroom with a modern shower and white suite.

Outside, the rear garden is fully enclosed, with mature shrubs and trees and some lawn area. To the front there is driveway parking and a low maintenance garden. The property also benefits from a gas central heating system supplying radiators and double glazed windows.

Directions

From our office in Silver Street, turn left into Castle Street and continue through the Market Place. Continue into Dyer Street and at the traffic lights go straight ahead and take the first right into Beeches Road. Follow the road until the mini roundabout, take the first exit off into Upper Churnside. Take the second right into Golden Farm Road, the property can be found on the left 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: CIR3939/MR/71029010

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