

Stratton Heights,
Cirencester, GL7 2RW



End of terrace family home | Three good bedrooms
Fitted kitchen/diner | Conservatory leading into garden
Sitting room | EPC D

Guide Price £240,000



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APPROX. GROSS INTERNAL FLOOR AREA 870 SQ FT 80.8 SQ METRES



Occupying a lovely position in this popular part of Stratton; this three bedroom end of terrace family home is close to a range of amenities including good schooling.

The property has the added benefit of replacement double glazed windows and a central heating boiler.

It is approached into an entrance porch which leads into the sitting room with a feature fireplace stairs to the first floor. The kitchen/diner has a generous range of wall and base units with integral appliances. French doors open up into the conservatory which in turn leads into the garden.

At first floor level the landing leads into three bedrooms with two having built-in wardrobes. The family bathroom has a white suite and a shower over the bath.

Outside there is a gravelled driveway parking which leads to the single garage with up and over door. There is a personal door from the garage into the front garden where there is a range of flower and shrub borders and a paved area.

There is pedestrian access that leads to the rear garden which is well-enclosed. There is an area laid to astro turfing, a patio and small shrub borders.

Directions

Leave Cirencester town centre by Spitalgate Lane and at the traffic lights and junction turn left, onto Abbey Way following into Gloucester Road. Turn right onto the Cheltenham Road passing Roberts Close and take the next left into Park View. Follow round to the right and up the hill, past the turning for Park View. Follow the road to the left and take the second Stratton Heights turning. Follow this road and the property can be found on the left hand side.

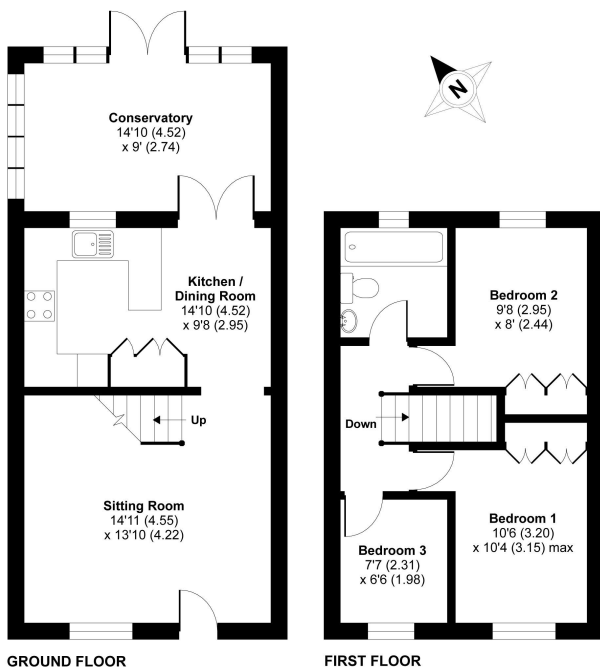
Services & Tenure

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: CIR4000/MM/71022121



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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