

Priory Close,
Cirencester, GL7 2HJ



Mid terraced house | Two bedrooms

Sitting room with patio doors into the garden | Two allocated parking spaces

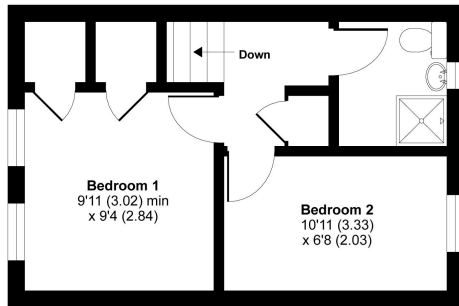
No onward chain | EPC D

£195,000

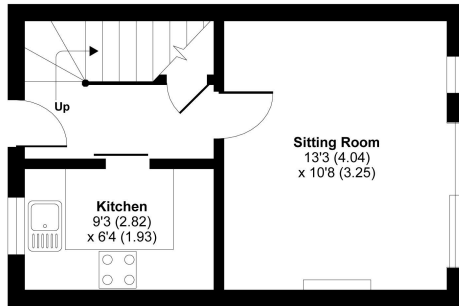


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APPROX. GROSS INTERNAL FLOOR AREA 556 SQ FT 51.7 SQ METRES.



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.

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A very nicely situated mid terraced house in the town centre within walking distance to many local facilities and amenities.

The accommodation is well presented and provides an entrance hall, a kitchen with space for appliances and an integrated oven and hob, a sitting room with dining area and a real flame gas fire and patio doors into the garden.

At first floor level there are two good sized bedrooms; bedroom one having the benefit of two built-in wardrobes. The shower room includes a large shower, wc and wash hand basin.

Outside there is a private low maintenance rear courtyard style garden and rear access to two tandem parking spaces.

The property also benefits from a gas fired central heating system supplying radiators and timber windows. The courtyard garden has a south-facing aspect.

Directions

From our office in Cirencester proceed towards the Market Place, turning left at the traffic lights into Gosditch Street. Follow this road into Dollar Street and bear right into Spitalgate Lane. Turn left into Trafalgar Road and the property can be found on the left hand.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Share of Freehold 125 years from 1987. Maintenance is £200 per annum. 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

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