

**Cranhams Lane,**  
Cirencester, GL7 1UA



Three bedrooms | Spacious sitting room  
Dining room with patio doors into the garden | No onward chain  
Master with fitted wardrobes | EPC C

**£230,000**

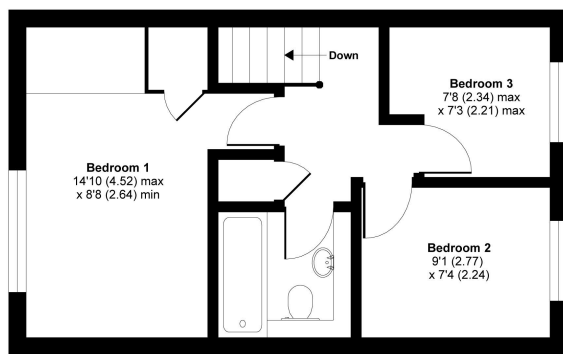


## Cranhams Lane, Cirencester, GL7

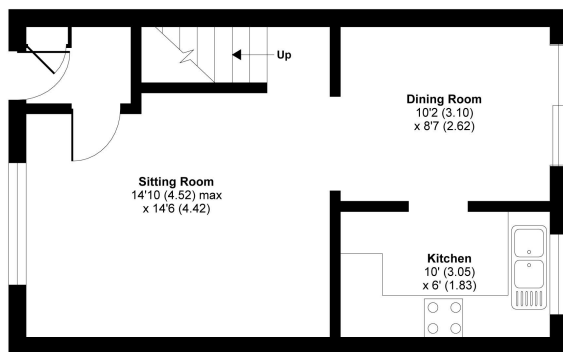
APPROX. GROSS INTERNAL FLOOR AREA 740 SQ FT 68.7 SQ METRES



 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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This is a well-presented three bedroom mid-terrace home, located in the popular residential area of Chesterton, close to a range of local amenities.

The accommodation is approached into an entrance hall, where there are stairs to the first floor. The sitting room has a window to the front and an archway leading to the dining room, where there are French doors to the outside, an archway leading into the kitchen, where there are a range of units with space for appliances.

At first floor level the landing leads to three bedrooms, with the master having fitted wardrobes. There is a family bathroom with a shower over the bath.

Outside, to the front of the property there is a gravelled area for ease of maintenance and a pathway. The rear garden is well-enclosed and offers a good degree of privacy and a patio area.

### Directions

From our office in Cirencester bear right into Castle Street and at the end of the road bear left to Sheep Street, keep to the right hand side going straight over at the mini roundabout and then the third exit at the next roundabout heading towards Tetbury. Take the first turning left into Chesterton Lane, and then the second right into Cranhams Lane. The house can be found just by the second layby 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

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