

**Ermin Place,**  
Cirencester, GL7 1NZ



Mid terraced house | Three double bedrooms

Large garden | Off road parking

Sitting room with double doors into the garden | EPC D

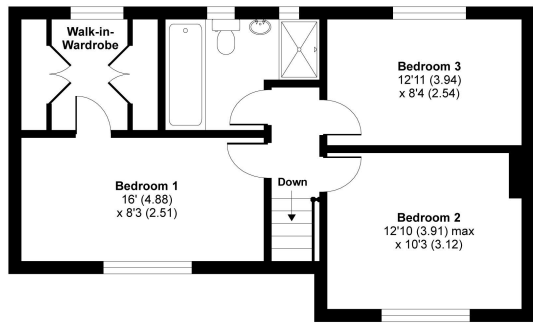
**£230,000**



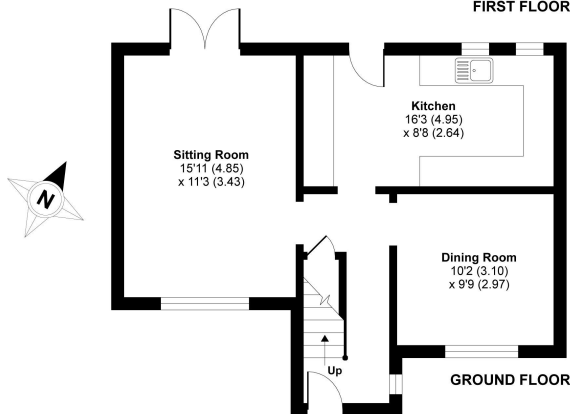
## Ermin Place, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1096 SQ FT 101.8 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 property sits in a quiet cul-de-sac of similar styled homes, on the outskirts of Cirencester town and all its facilities and amenities.

The three bedroom property has been reconfigured and now provides three generous bedrooms and a dressing room and is arranged over two floors.

The accommodation is approached into an entrance hall where there are stairs to the first floor and a door leading to the sitting room, which has a window to the front and French doors to the rear garden. The dining room has a window overlooking the front and the kitchen/breakfast room has a range of fitted units, a breakfast bar, integrated appliances and a door to the rear garden.

At first floor level the landing leads to three well-proportioned bedrooms with the master having the benefit of a walk-in dressing room. The bathroom has been fitted with a white suite with a bath and separate walk-in shower.

Outside, the front garden provides off-road parking and a pedestrian access leads to the rear garden that is of a good size, well-enclosed, is predominantly laid to lawn and has a decked patio area.

### Directions

From our office in Silver Street turn right into Castle Street and at the top bear left and keep in the right hand lane. At the small roundabout at Waitrose go straight across and take the first exit of the next roundabout. At the next roundabout take the third turning towards Siddington. At the next roundabout take the first exit into Siddington Road. Ermin Place can be found on the right hand side with the property also on the right.

### 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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