

Fosse Close,
Cirencester, GL7 1TD



Semi-detached extended house | Four bedrooms

Large sitting room with French windows into the garden | Separate dining room

Two parking spaces | EPC D

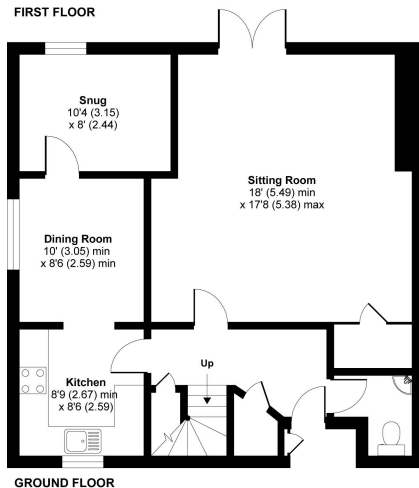
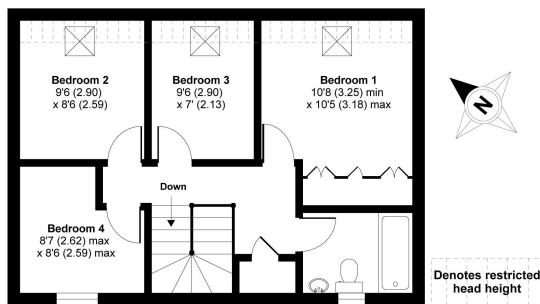
£255,000



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APPROX. GROSS INTERNAL FLOOR AREA 1172 SQ FT 108.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

 4 Bedrooms  1 Bathroom  3 Receptions



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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Located in a quiet cul-de-sac, within walking distance of the town centre, and close to good local schools.

Approached into a spacious hallway with a downstairs cloakroom off, useful storage cupboard and stairs rising to the first floor. The sitting room is a large and spacious room with French windows leading out into the garden. The kitchen has a range of base and wall units and integrated appliances, an archway leads to the dining room and further into the playroom/study which looks out onto the garden.

Upstairs there are four bedrooms, the master having fitted wardrobes. The bathroom has a contemporary style with a white suite and a bath with overhead shower.

Outside there is allocated parking for two cars, the house is approached along a path flanked on either side by lawns and mature shrubs. There is gated access to the private and enclosed garden which is mainly laid to lawn with a patio and mature shrubs.

Directions

From our office in Silver Street, turn left into Castle Street and continue into the Market Place. Continue through into Dyer Street and at the traffic lights go straight over. Take the second exit off the roundabout and at the traffic lights turn right into London Road. Take the first turning into Arnolds Way and keep right into Fosse Way, park in the second cul-de-sac and take the path to the right, the house is on the right 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: CIR4038/MM/81022050

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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