

**Woodhouse Close,**  
Cirencester, GL7 1YH



Semi-detached house | Three bedrooms  
Garage and driveway parking | Good size garden  
No onward chain | EPC D

**£250,000**



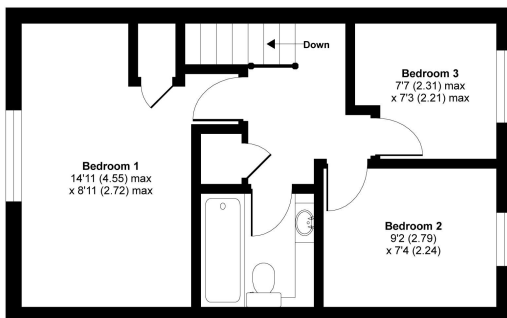
## Woodhouse Close, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 754 SQ FT 70 SQ METRES



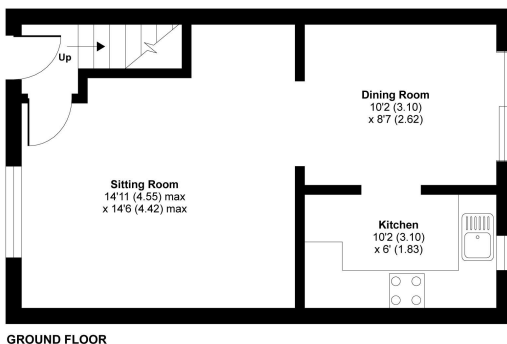
 3 Bedrooms  1 Bathrooms  2 Receptions

A well-proportioned family home, within walking distance of the town centre and close to local amenities.



Approached across a low maintenance gravelled garden, the property is entered into a hallway with stairs rising to the first floor. The sitting room is spacious and leads through into the dining room with patio doors into the garden. The kitchen is in need of some updating but has a range of base and wall units and space for appliances.

Upstairs there are two double bedrooms and a single bedroom. The family bathroom has a bath with overhead shower.



Outside there is a garage with electric door and driveway parking. The rear garden is a good size and enclosed, mainly laid to lawn with some mature shrubs.

### Directions

From our office in Cirencester proceed into Castle Street bearing left at the end of the road into Sheep Street. Bear right and go straight across the mini roundabout to the main roundabout turning right towards Stroud and Tetbury. From the dual carriageway take the first turning left before the next roundabout into Chesterton Lane then take the second turning right into Cranhams Lane, Woodhouse Close is on the left hand side and the property can be found 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

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