



Berry Hill Crescent, Cirencester, GL7 2HG

£297,500

Sitting on a generous plot is this three bedroom semi-detached house. Outside there is parking and a garage. Offered with no onward chain.

The Property

Located in the ever popular Berry Hill Crescent is this three bedroom semi-detached family home benefiting from a generous sized plot.

Accommodation comprises entrance hall, sitting room to the front with the dining room behind which leads into the conservatory. The kitchen has a range of units and a door to the side.

On the first floor there are three bedrooms and a family bathroom.

Outside there is a generous sized plot and parking leading to the garage.

Directions

Leave Cirencester along The Whiteway and take your first left into Bowling Green Road. Take your first right into Berry Hill Road. At the end bear left long Berry Hill Crescent and first left into the cul-sac-sac where the property can be found on the right.

EPC Rating: E

Viewings

Strictly by appointment only – appointments to view should be made through our Cirencester Office – 01285 655355.

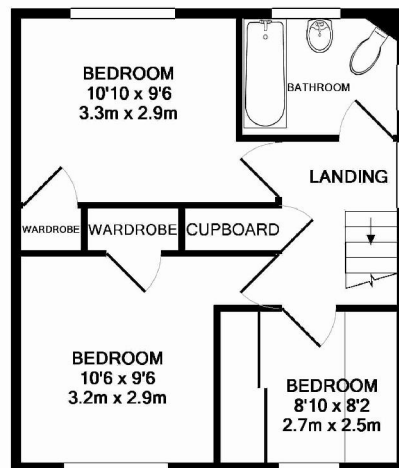
Local Authority

Cotswold District Council

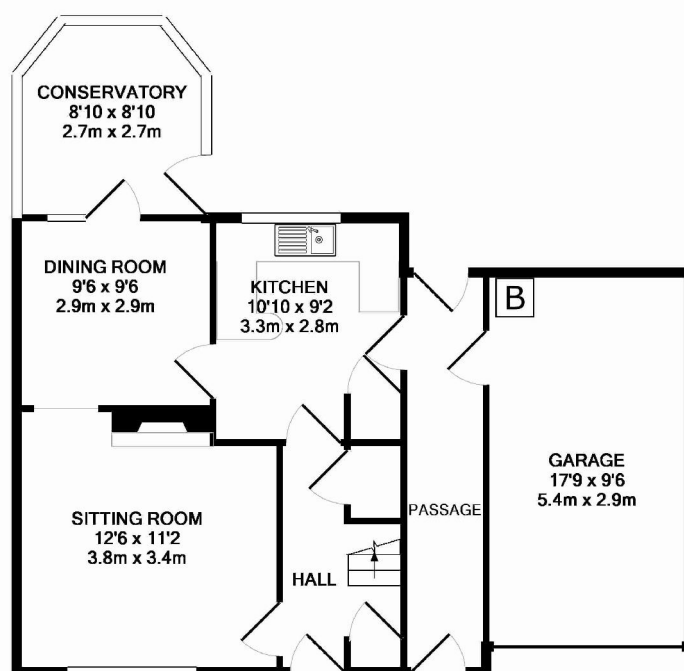
Services and Tenure

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.

Ref: CIR3557/MR/110216



1ST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 962 SQ.FT. (89.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2016

disclaimer: these particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. the seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. we have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. in addition photography, either internal or external may have been taken with the use of a wide angled lens.

P332 Printed by Ravensworth 01670 713330



www.perrybishop.co.uk

2 Silver Street, Cirencester, Glos. GL7 2BL

T: 01285 655355 F: 01285 644683 E: cirencester@perrybishop.co.uk