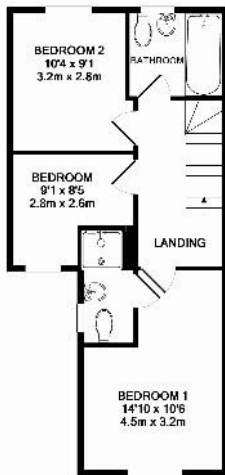


The Grove,
Kempsford, GL7 4FD

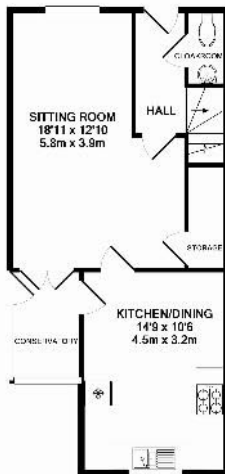


Stone built end terrace | Three bedrooms
Quiet village setting | Countryside Views
Generous sitting room | EPC C

£275,000



UPPER FLOOR
 APPROX. FLOOR
 AREA 450 SQ. FT.
 (41.6 SQ. M.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 404 SQ. FT.
 (37.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 854 SQ. FT. (79.1 SQ. M.)

All figures shown are based on the information provided by the seller and are for guidance only. They do not constitute a guarantee or warranty of any kind. The seller is not responsible for any inaccuracies or omissions in this information. The information is provided for your information only and should not be relied upon for any purpose. The seller is not responsible for any inaccuracies or omissions in this information. The information is provided for your information only and should not be relied upon for any purpose.

3 Bedrooms
 2 Bathrooms
 1 Reception

A three bedroom cottage style home, built with attractive stone elevations, very nicely positioned just off the High Street and enjoying a particularly pleasant aspect to the rear onto open countryside.

The accommodation is in a lovely order throughout providing an entrance hall, cloakroom and sitting room, which measures 19ft in depth with a useful large storage cupboard. The kitchen/dining room is very nicely fitted with an extensive range of units and an integrated dishwasher and fridge/freezer. There is an additional rear lobby or rear porch that has under floor heating and is UPVC double glazed.

At first floor level there are three bedrooms with the master having contemporary en-suite shower room and a family bathroom. The property enjoys driveway parking to the front plus there are allocated visitors parking spaces. The property also benefits from a gas fired central heating system supplying radiators and sealed unit coloured timber framed windows.

Directions

Leave Cirencester via the A419 towards Swindon. At the roundabout proceed straight over and merge on to the A419. Take the first exit off the A419 and at the roundabout take the second exit on to the Latton road. Continue through the village of Latton and at the next roundabout take the first exit. Continue on this road until you reach Kempford. Bear right into Kempford High Street and The Grove can be found on the left hand side set back from the road.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. There is planning permission for the field behind the property. 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: CIR4031/MM/81022020

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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.