



40 SPIRE VIEW,
CIRENCESTER, GLOUCESTERSHIRE GL7 1WP

£439,500

A stunning detached house set within a small close on the southern edge of the town offering four bedrooms, two receptions, 'open plan' kitchen with island and westerly aspect rear gardens.



LOCATION

Cirencester is a bustling market town offering an excellent range of amenities and a popular location for visitors who seek to explore the Cotswolds. The town provides a good selection of education at all levels, modern medical practices, sporting facilities and extensive range of clubs, associations and pastimes.

PROPERTY

Spire View is a small development of low density housing set on the southern edge of the town. Number 40 sits within a small close of detached houses. Constructed of coursed reconstituted stone elevations beneath a pitched slate roof, the house is well designed to offer entrance hall with stairs rising to first floor, spacious cloakroom, study with dual aspect, sitting room with feature fireplace housing electric fire, doors (currently removed) opening into the dining space lit by roof lights, glazed doors and windows leading onto the patio. The kitchen is well appointed with base and wall mounted units accommodating integral appliances and island. There is a useful utility cupboard off the kitchen.

To the first floor the house provides four bedrooms the master having en

suite and built-in wardrobes; the family bathroom completes the accommodation.

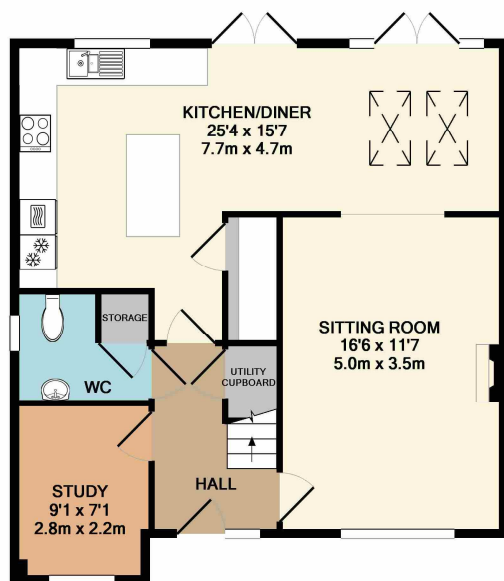
To the outside, a driveway leads to the detached large garage, electric garage door, (26'10 x 10'5) with courtesy door into the garden. There is an extensive paved terrace leading onto lawns and bound by close board fencing.

GENERAL INFORMATION

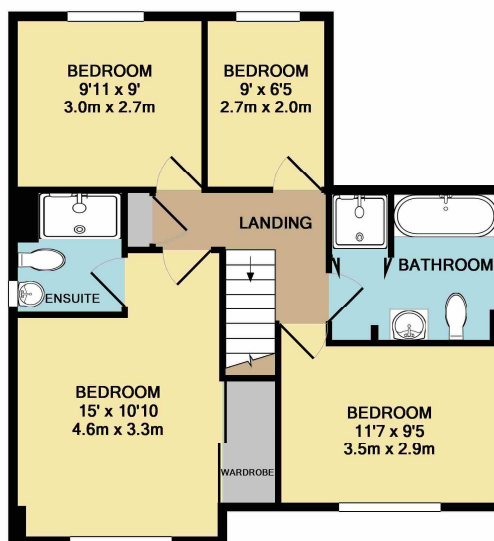
All main services are connected to the property. The property has been placed in Band 'E' for Council tax purposes, charges 2019/20 £2,103.77. Cotswold District Council, Cirencester (01285) 623000. The property is freehold offering vacant possession upon completion. EPC Band 'B'.

DIRECTIONS

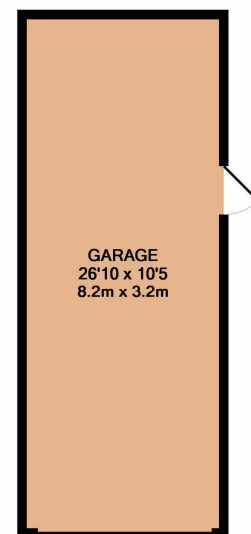
On entering the town from the south (A419), at the first major roundabout take the second left, at the next roundabout take the first left then left again signpost to Siddington. Continue along the road for about a quarter of a mile take the last turning right shortly before open country side, continue into the development, bearing left then right and access to the close will be seen on your right.



GROUND FLOOR



1ST FLOOR



GARAGE

TOTAL APPROX. FLOOR AREA 1214 SQ.FT. (112.8 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.

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33 Castle Street, Cirencester, Gloucestershire GL7 1QD
01285 648100
cirencester@mooreallen.co.uk

mooreallen.co.uk

