



CHURN MEADOWS  
CIRENCESTER

£289,500

A well-presented mid terrace town house located in this sought-after cul-de-sac development on the outskirts of Cirencester. Benefitting from allocated parking for two cars, a private courtyard garden and no onward chain.





## 5 CHURN MEADOWS GL7 2BE

Decorated throughout in neutral shades and enjoying a light feel, this well-appointed home offers flexibility with accommodation arranged over three floors.

Set back behind an established planted border, paving leads to the canopied entrance. The hallway provides useful hanging space and has a staircase to the first floor. Ceramic tiled flooring flows into the kitchen and cloakroom.

The kitchen is fitted with a wide range of light wood effect wall and base units complemented by dark granite worktops with a breakfast bar for casual dining. Integrated double electric oven, gas hob, extractor and plumbing for a washing machine and dishwasher. This open plan living environment is flexible to suit a variety of lifestyles, combining the kitchen, a well-proportioned reception room that opens via French doors to a second reception room; a light room with a glazed ceiling and French doors opening to the rear garden.

To the first floor, a double bedroom with built-in wardrobe, family bathroom of three-piece modern design white suite and a single bedroom to the front. A door from the landing leads to a

staircase and the second floor master bedroom suite. The bedroom has a feature dormer window with views to the front, built-in wardrobe and en-suite shower room.

The sheltered courtyard garden has been paved in an attractive sandstone for easy maintenance, enjoys a private aspect and gated rear access. A peaceful environment in which to relax or entertain.

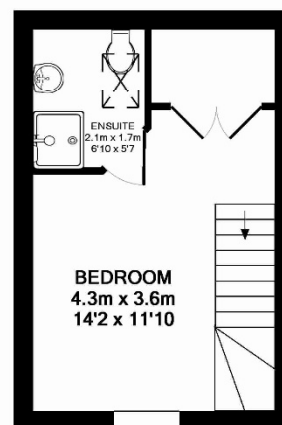
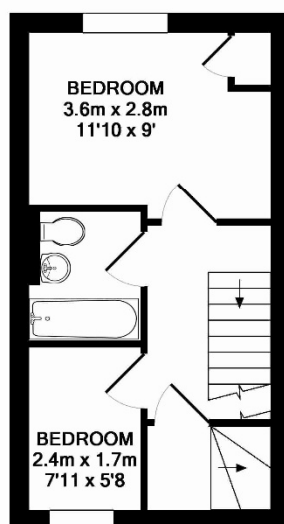
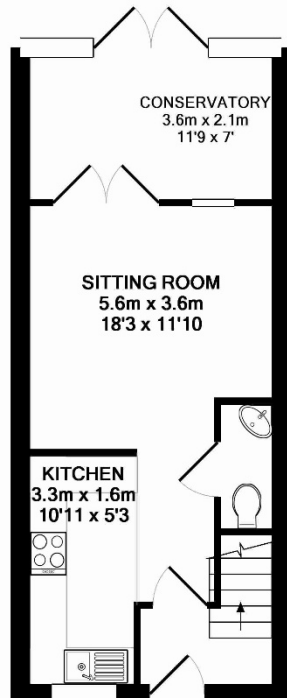
Located within the popular area of Stratton on the outskirts of Cirencester a 15/20 minute walk from the town's amenities and neighbouring the water meadows that provide lovely countryside walks. A short walk from a late opening convenience store and public house.

**Services:** We are advised that all mains services are connected to the property. Telephone subject to BT transfer regulations. Gas fired heating and hot water system to radiators. EPC Band C

**Outgoings:** Council Tax Band 'C' charges 2020/21 £1,663.36

**Local Authority:** Cotswold District Council, 01285 623000

**Tenure:** Freehold offering vacant possession upon completion



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.



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

