



41 CORINIUM GATE

CIRENCESTER, GLOUCESTERSHIRE GL7 2PX

OFFERS IN EXCESS OF £425,000

A very comfortable semi-detached house with splendid gardens located within Corinium Gate, just a short walk from the town and Abbey Grounds.



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.

THE PROPERTY

Corinium Gate is a charming cul de sac development built in the late 1960's ideally located a short walk to the east of the town's Market Place. Number 41 comprises a semi-detached house of traditional construction with reconstituted stone elevations beneath a pitched tiled roof. It features a warm-air gas fired heating system and the comfort of replacement Upvc windows and doors.

The property is offered without any onward chain. The accommodation briefly offers entrance porch with access to cloakroom, inner hall way with open plan stairwell rising to first floor and useful under-stairs cupboard. Across the rear of the property lies the living room with dining area to one end, off the sitting room are sliding patio doors opening into a comfortable conservatory with double doors that open onto the stunning garden. The kitchen is fitted with a range of base and wall mounted units and space for free-standing domestic appliances.

To the first floor the house provides three good bedrooms each served from the spacious landing, two cupboards, one housing the hot water cylinder, and shower room with walk-in cubicle.

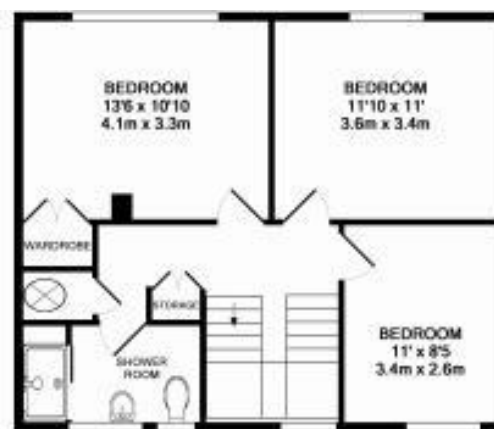
The outside features parking for three cars and integral single garage with internal pedestrian door to hall. Rear pedestrian access is granted via gate to the bottom of the garden. The gardens have been professionally landscaped and are extensively planted with an interesting range of shrubs and herbaceous perennials, paved terrace and gravelled paths circumnavigate a central water feature.

GENERAL INFORMATION

The property is freehold and is connected to all main services. It has been placed in band 'D' for Council tax purposes, charges 2020/21 £1,871.28. Local authority Cotswold District Council, Cirencester (01285) 623000. EPC Band 'D'.

DIRECTIONS

Leave the Market Place to the east via Dyer Street, at the traffic lights proceed over taking the next left into Corinium Gate. Continue into the close take the first left and the house will be seen on your right.



TOTAL APPROX. FLOOR AREA 1174 SQ.FT. (108.18 Q.M.)

We have every attempt 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 Metagis 10/2016.

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