



TINGLESFIELD
CIRENCESTER

£310,000

A well-presented two-bedroom semi-detached bungalow located in this popular area of Stratton. Enjoying a large mature rear garden and ample parking. No onward chain.



15 TINGLESFIELD, STRATTON CIRENCESTER GL7 2JL

Benefitting from an elevated position with views to the front. A large driveway offers ample parking and has a useful carport to the side with timber gates accessing the rear garden. The front garden is gravelled for low maintenance and interspersed with shrubs.

This desirable bungalow is decorated throughout in neutral shades with mostly wood laminate flooring, enjoying a light spacious feel. A sun room / conservatory to the rear provides a flexible reception room in addition to the main living room. The kitchen was fitted with a range of soft cream shaker style wall and base units complemented by wood laminate work top and includes plumbing for a washing machine and dishwasher. There is also a large larder cupboard that houses the boiler.

The principal bedroom is of generous proportions, there is also a smaller double bedroom.

The bathroom is fitted with a three-piece white modern suite with shower over the bath.

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.

Situated to the north of the town lies Stratton. This offers a good selection of day to day amenities to include primary school, convenience store/PO, public house and hotel. Nearby is Cirencester Park that offers superb walks.

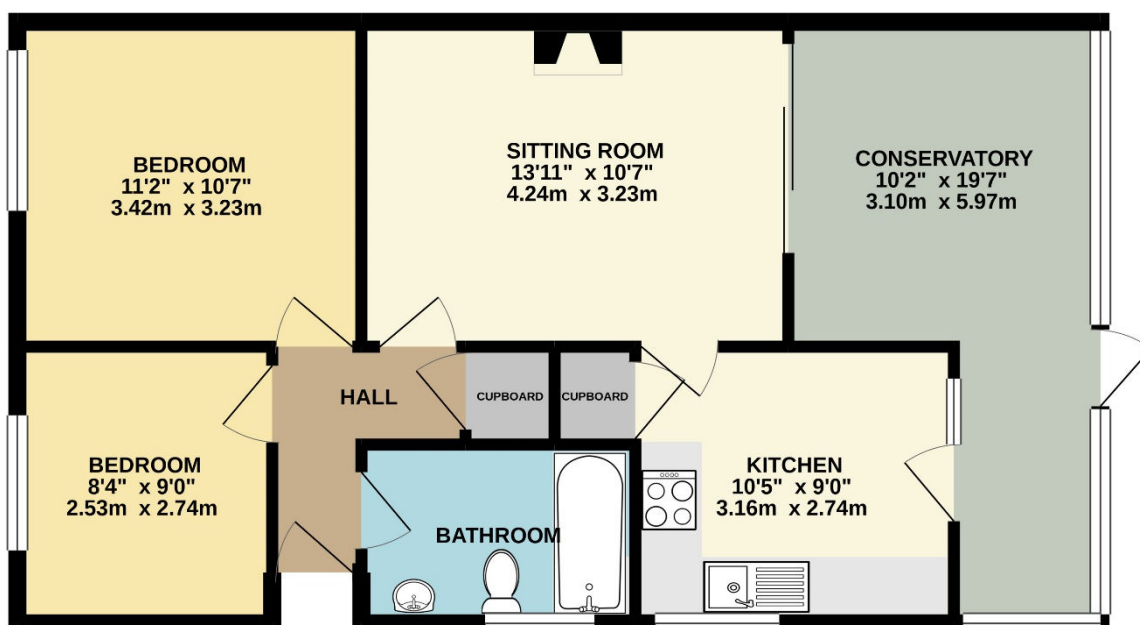
Services: We are advised that all mains services are connected to the property. Gas fired central heating feeding radiators. EPC Band C (72)

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

682 sq.ft. (63.4 sq.m.) approx.



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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