



37 APSLEY ROAD
CIRENCESTER, GLOUCESTERSHIRE GL7 1SW

OFFERS IN EXCESS
OF £195,000

An end of terrace house with great potential for improving and subject to consent, extension. Off road parking.
No onward chain.



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

Apsley Road forms part of the extensive mature development that lies to the west of the town's Market Place. Number 37 comprises an end of terrace (row of three dwellings) and has been traditionally constructed of red brick and rendered elevations set beneath a pitched clay tiled roof. The house has the benefit of replacement Upvc windows and gas fired boiler that powers the domestic hot water and heating systems.

The accommodation currently provides entrance hall with stairs rising to first floor, dual aspect sitting room with central fireplace, kitchen with access to rear lobby serving the shower room with WC and back door to lean-to. To the first floor the house offers three bedrooms. The property overall extends to 804 sq ft GIFA (74 sq m).

To the outside, the property has ample frontage affording off street parking. Gated access leads to the side and rear garden. A good-sized store, gardens have a southerly aspect and laid to lawn.

37 Apsley Road is sold with no onward chain. The house offers a superb project for refurbishment and potential extension, subject to the usual consents.

GENERAL INFORMATION

The property is freehold and is connected to all main services. It has been placed in band 'B' for Council tax purposes, charges 2020/21 £1,455.44. Local authority Cotswold District Council, Cirencester (01285) 623000. EPC Band 'E'.

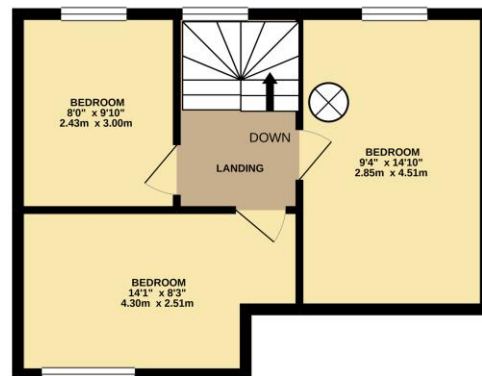
DIRECTIONS

From the town's Market Place, proceed west on the A429 (Tetbury direction) passing the hospital taking the next left into Chesterton Lane. Continue along this lane taking the third turning right into Bathurst Road (shortly before the shops), at the T junction turn right into Apsley Road and number 37 will be seen a short distance along on your left.

GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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