



10 KINGSHILL
CIRENCESTER, GLOUCESTERSHIRE GL7 1DE

GUIDE PRICE
£275,000

A detached mature bungalow overlooking the Green quietly situated within a small cul de sac to the east of the town.
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

Located on the edge of the town lies the established cul de sac of Kingshill. Built in the 1970's the close comprises a mixture of mostly detached bungalows that each overlook the communal Green.

Number 10 occupies a generous sized corner plot; the property has been traditionally constructed of reconstituted stone elevations beneath a pitched interlapping concrete tiled roof and has the comfort of replacement Upvc windows. There is a wall mounted gas fired boiler that powers the domestic hot water and heating systems.

Sold with no onward chain, this charming detached bungalow briefly offers entrance hall, dual aspect sitting room overlooking the rear gardens with feature fireplace, fitted kitchen with range of base and wall mounted units and larder cupboard, part glazed door leading into the garden room with sliding patio door to rear, further doors to front and the attached garage.

There are two bedrooms, each of double proportion and blessed with built-in wardrobes. The modern bathroom has panelled bath, low level flush WC and pedestal wash hand basin.

To the outside 10 Kingshill offers an open plan garden bound by dwarf walling and gated access onto the herringbone bricked driveway accommodating parking. The spacious gardens lie to the side and rear and offer an abundance of planting, lawns and hard landscaping. Timber garden store.

GENERAL INFORMATION

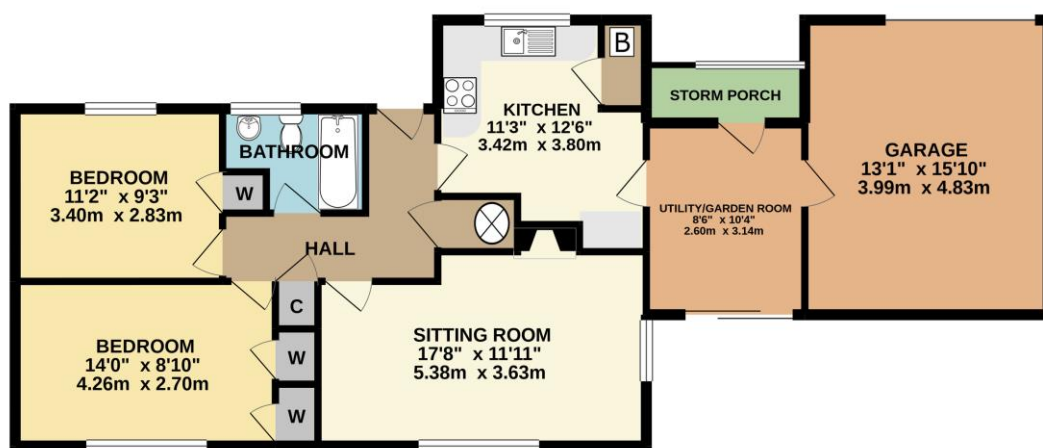
The property is freehold and is connected to all main services. It has been placed in band 'D' for Council tax purposes, charges 2020/21 £1,871.28. Local authority Cotswold District Council, Cirencester (01285) 623000. EPC Band 'D'.

DIRECTIONS

From the town's Market Place, proceed east into Dyer Street, continue through the lights turning right in Beeches Road (Barn Theatre). At the mini-roundabout turn right, then first left into Queen Elizabeth Road. At the 'T' junction turn right onto Golden Farm Road then first left into Kingshill. Continue into the cul de sac and the property will be seen on your left.

GROUND FLOOR

958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 753sq.ft. (70.0 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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