



## 12 Beecham Close

Cirencester, GL7 1HT

Asking Price £599,950

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## Description

Built within recent years by Charles Church, this home has been extended by its current owner. Finished to an exacting standard with many upgrades and to include shutter in all windows (apart from the toy room on the 1st floor)

## Ground floor

Offering extended accommodation to include the entrance hallway, sitting room, with french doors into the large open plan dining area with bi-fold doors into the rear garden. The kitchen is in immaculate condition and includes many built-in appliances such as; double oven, hob, dishwasher, and wine cooler. The adjacent utility room provides space for a washing machine. There is a further reception room which is used as a playroom/snug. There is a cloakroom with a w/c and handbasin and a handy storage cupboard under the stairs.

## First floor

Providing the master bedroom with double aspect windows, an adjacent en-suite fitted with a shower, w/c, handbasin, and chrome towel warmer. There are two further bedrooms and the family bathroom which is fitted with a bath, w/c, handbasin, and chrome towel warmer.

## Second floor

Briefly comprising of two further double bedrooms, both with large built-in storage. There is a spacious landing and a shower room fully fitted with a shower, w/c, handbasin, and chrome towel warmer.

## Rear garden

Mainly laid to lawn with many mature plants and shrubs, there is a patio area that is perfect for entertaining on those long summer evenings.

## Front aspect

Set back in a quieter location of the development, the front of the property has borders that include mature plants and shrubs.

## Double garage

The current owner has replaced the original doors with a pair of contemporary electric roller shutter doors. The rear of the garage is enclosed with a personnel door providing further access. There is block paving to the front and rear of the garage. The current owner has a hot tub at the rear which is not included in the sale.

## Essentials

The property is warmed throughout via a gas boiler and traditional radiators, the external doors and windows are engineered timber-framed and double glazed. Like many new developments, there is a maintenance charge for the upkeep of the green areas, this is charged six-monthly and is approx £190 per year. EPC Rating: C

## Council tax

Cotswold District Council - PO Box 9, Council Offices, Trinity Road, Cirencester, GL7 1PY - 01285 623 000 : Valuation Band: F - 2020/21 - £2702.95

## Cirencester

Cirencester is in easy reach of the A429, M4 & M5

motorways, ideally placed for visits to towns and cities such as Bath, Birmingham Bristol, Cardiff. London, Oxford, Swindon plus lots more. Kemble train station with regular trains running to London Paddington is a short drive away.

### Viewings

\*\* We are following strict guidelines regarding viewings during COVID-19.

Viewings will be carried out by the Vendor's Agent - ADKINS PROPERTY GROUP in Cirencester - Please contact us to arrange this, we look forward to hearing from you soon.

Residential Sales | Lettings | Management

### Agents notes

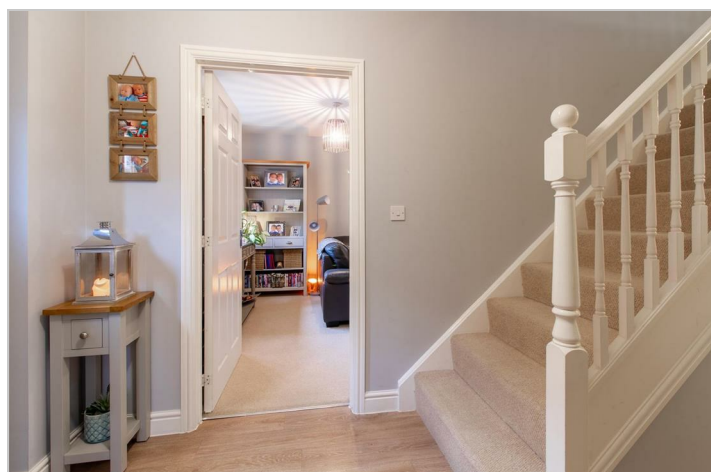
We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc.

### Compliance

The floor plan is for layout guidance only and is not created to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.

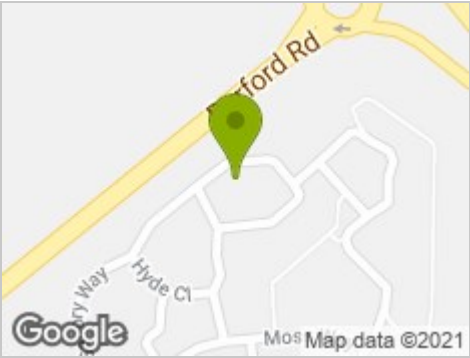
Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

Please note that accordance with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by our vendor.





Road Map



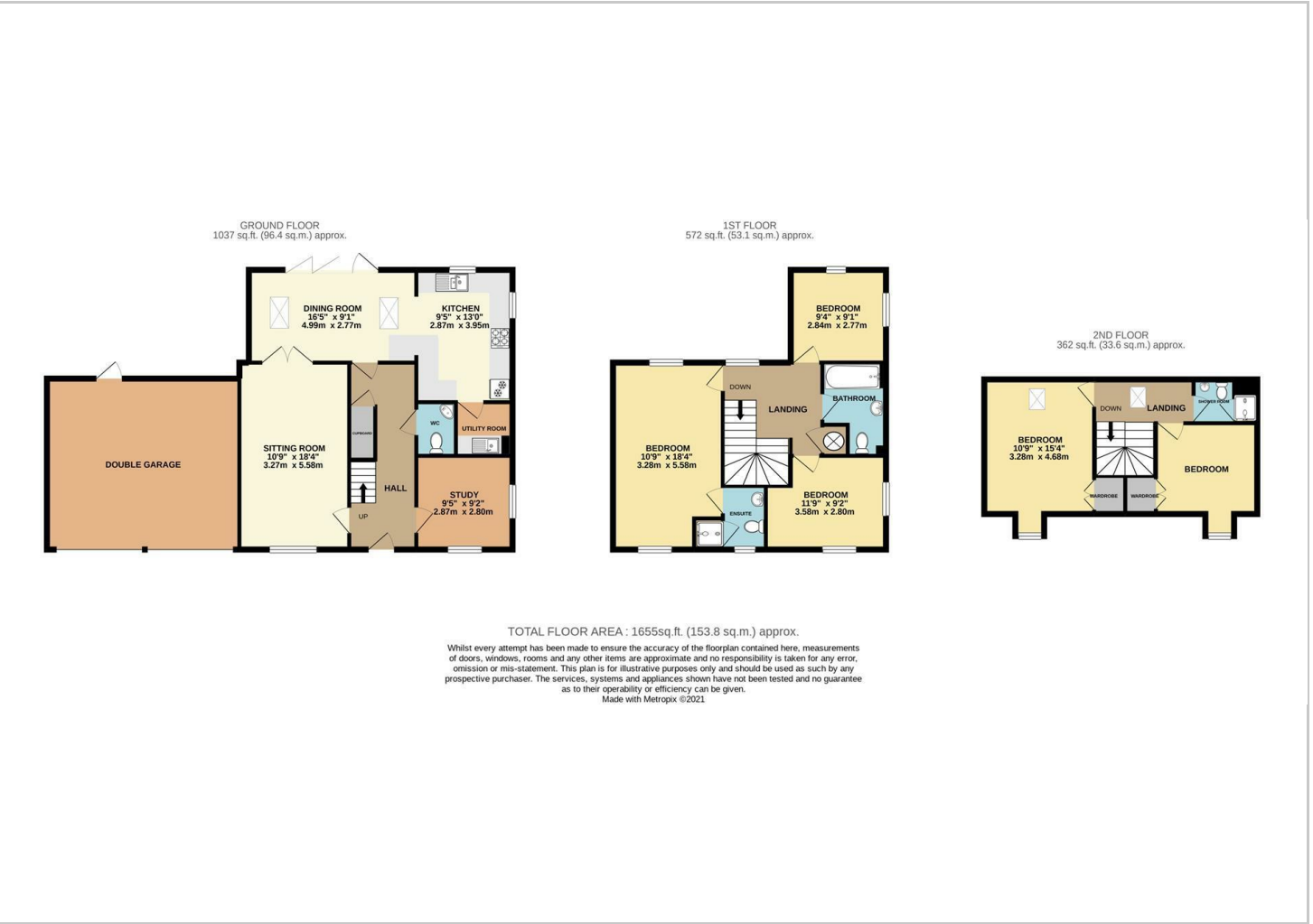
Hybrid Map



Terrain Map



Floor Plan



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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