



ALEXANDER DRIVE
CIRENCESTER

£345,000

A well-presented three bedroom semi-detached house enjoying a private established rear garden and benefiting from no onward chain.



177 ALEXANDER DRIVE CIRENCESTER GLOUCESTERSHIRE GL7 1UH

This lovely home is located on the ever-popular Alexander Drive, with an open aspect to the front, a low maintenance gravelled garden and driveway parking in front of the garage / workshop.

The entrance porch provides useful storage, an internal door opens into the hallway with stairs to the first floor.

The main living space is an L-shaped open plan room benefitting from dual aspect, therefore flooded with light. To the rear, a dining area opens out to the garden with a sitting room centered around the fireplace to the front.

The kitchen is fitted with a range of light wood effect wall and base units contrasting with dark laminate work tops, there is also a built-in larder. The sink is positioned to overlook the garden, integrated appliances include an electric oven, gas hob, extractor, fridge, freezer and plumbing for a washing machine.

To the first floor, a window to the side elevation creates a light landing. The family bathroom provides a three-piece white suite with shower over the bath.

Always of great appeal with these well-designed houses is the spacious nature of the bedrooms. Two large double bedrooms both with double built-in wardrobes and a single bedroom also benefitting from built-in storage.

The sheltered rear garden is laid to lawn with planted borders, timber shed and a paved patio to the rear and side of the house.

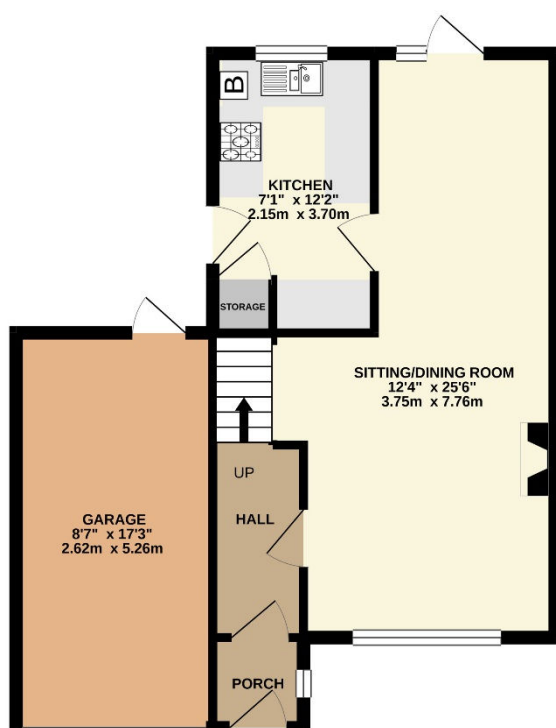
Services: We are advised that all mains services are connected to the property. Gas fired heating and hot water system. uPVC double glazed windows. EPC D (56)

Outgoings: Council Tax Band 'D' charges 2020/21 £1,871.28

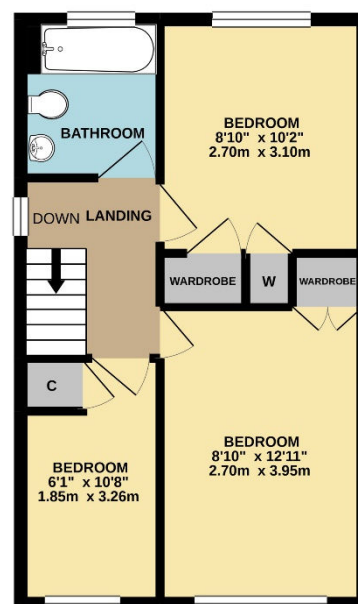
Local Authority: Cotswold District Council, 01285 623000

Tenure: Freehold offering vacant possession upon completion

GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 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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