



Drift Close, Cirencester GL7 1QB

welcome to

Drift Close, Cirencester

A fantastic investment opportunity in the very popular cotswold market town of Cirencester. The property is a one bedroom ground floor maisonette with a GARDEN! Call today to arrange your viewing!



Entrance Porch

Side aspect double glazed door.

Inner Lobby

Doors to all rooms and airing cupboard.

Lounge

18' 4" x 10' 5" (5.59m x 3.17m)

Front aspect window, laminated floor, wall mounted storage heater, under stairs cupboard.

Kitchen

9' 8" x 5' 7" (2.95m x 1.70m)

Fitted kitchen comprising of a range of eye and low level units, rolled edge worktops, one and half bowl sink and drainer, tiled splashbacks, fitted electric oven, electric hob and cooker hood, plumbing washing machine, further appliance space, rear aspect window and rear aspect door to the garden.

Bedroom One

12' 4" x 8' 8" (3.76m x 2.64m)

Rear aspect window and electric wall mounted heater.

Bathroom

Fitted suite comprising of panel enclosed bath with electric shower over, hand wash basin, low level WC and extractor fan.

Rear Garden

Enclosed by panel fencing, patio and laid to lawn.

Parking

Allocated parking space in the car park to the side of the property.



view this property online allenandharris.co.uk/Property/HWT105266



welcome to

Drift Close, Cirencester

- Ground Floor Maisonette
- No Onward Chain
- One Double Bedroom
- 18ft Lounge/diner
- 9ft Kitchen

Tenure: Leasehold EPC Rating: D

£160,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/HWT105266](https://www.allenandharris.co.uk/Property/HWT105266)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HWT105266 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



allenandharris.co.uk