



20 Stratton Heights, Stratton, Cirencester, GL7 2RH
Asking Price £275,000

Cain & Fuller

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Cain & Fuller

A superb opportunity to purchase a modern two bedroom home located in a highly sought after position within Stratton on the outskirts of Cirencester town close to a full range of amenities and facilities including an award winning primary school. The property benefits from a fully fitted kitchen and a extensive range of storage units and built in oven, hob and extractor fan, a modern white bathroom fully re-tiled with fitted shower and full uPVC double glazed windows and doors which are complemented by a gas fired central heating system. Externally, there are well tended gardens to front and rear. The low maintenance rear garden benefits from a high degree of seclusion and there is a single garage located to the end of the cul-de-sac.

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Stratton

Stratton is a small village community located within a mile of Cirencester market place, the village benefits from a large selection of local amenities and facilities these include an Ofsted outstanding ranked primary school, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. Cirencester is well situated for the commuter with both M4 & M5 Motorways in driving distance and a mainline rail link at the neighbouring village of Kemble a daily commuter service to London Paddington.

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Outside

Pathway to entrance door with low maintenance lawn to front of house

The rear garden a low maintenance garden, a gravelled area sectioned by bordered flowering plants and shrubs. The whole is totally enclosed by fencing with gated rear access and benefits from a high degree of seclusion.

Viewing

Through Cain and Fuller in Cirencester

Council Tax

Band B

Broadband and Mobile

We recommend purchasers go to Ofcom for further details

Garage and parking

There is a single garage with parking to front.

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

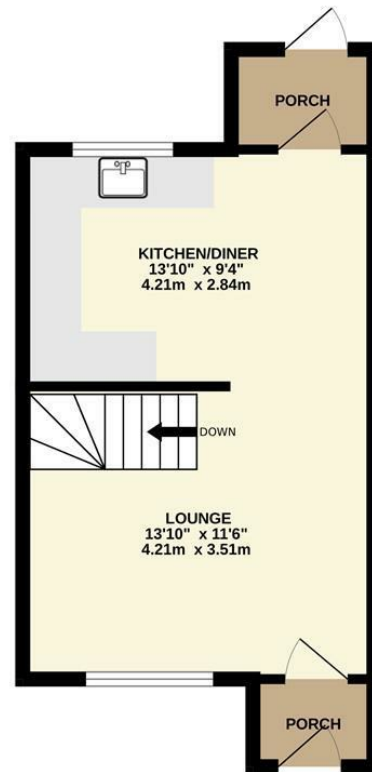
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

Appliances not tested

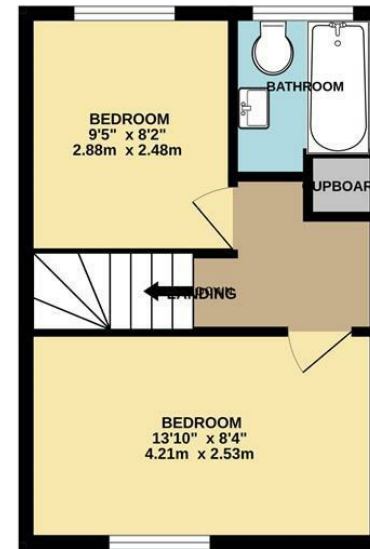




GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



GL7 2RH
TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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