MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY

4 Barrington Place, Cirencester Road,

Cheltenham GL53 8BY

£1,150,000

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4 Barrington Place,
Cirencester Road,
Cheltenham GL53 8BY

Morgan Associates are delighted to offer 'FOR SALE' this incredible, spacious, modern, four double bedroom, detached family home in a private, gated community.

Introduction

The property is part of an exclusive gated development of four contemporary detached dwellings. Constructed in 2016 by a well-known local developer, this property is set back behind electric gates and access off Cirencester Road. The location is ideal for day-to-day living, being set within an short distance from local amenities, including a Sainsbury's Local and is within the highly sought after Balcarras catchment area and within walking distance of St. Edwards School.

Full Description

The property is arranged over two floors and benefits from a vast amount of natural light and spacious living accommodation. As you enter the property, you are welcomed by a sizeable, well-lit entrance hall leading you, firstly, into the well proportioned lounge. The lounge, also, benefits from bi-folding doors. The entrance hall allows you to access the substantial garage, perfect for storage.

To the rear of the property is a stunning kitchen/diner with bi-folding doors leading to a private rear garden. The fitted kitchen consisting of floor and wall units with built-in kitchen appliances.

On the first floor there are four double bedrooms, three with en-suite shower rooms and a stunning family bathroom boasting a four-piece suite.

Viewing is strongly advised to appreciate this fantastic property!!

Potential Rental Income: £4,250pcm

Further Information

Tenure: Freehold

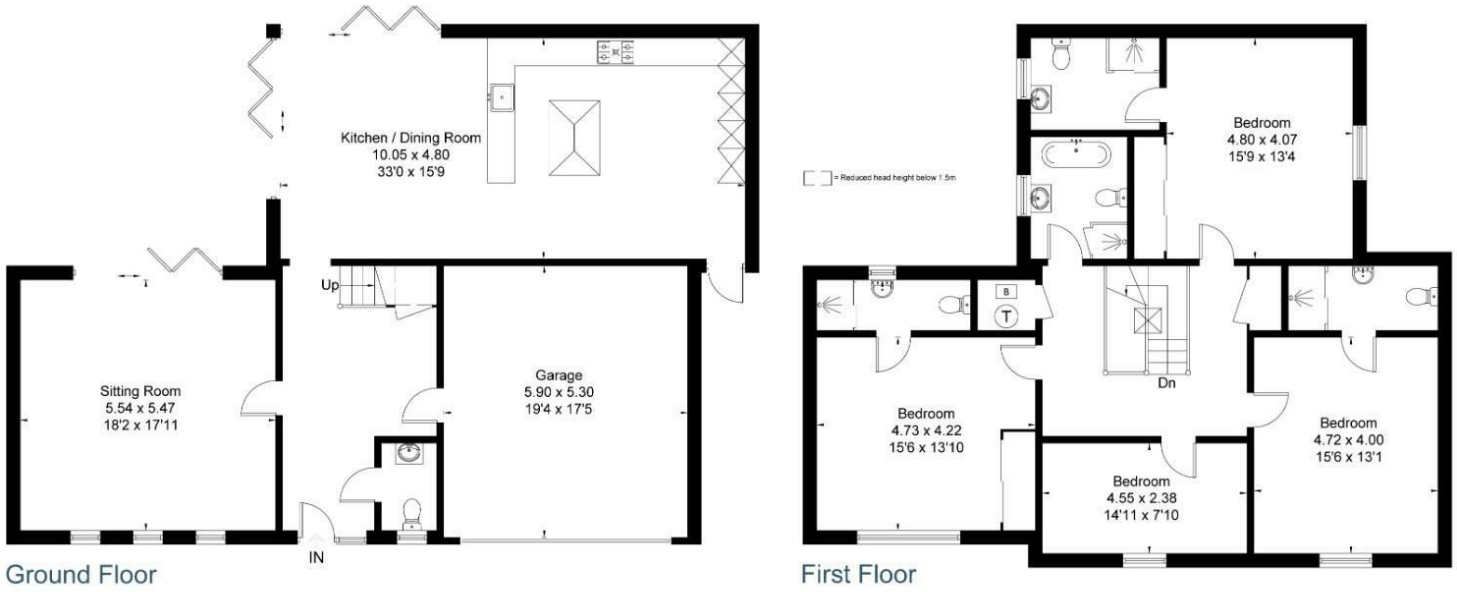
Services: Mains gas, electricity, water and sewerage. Gas central heating.

Local authority: Cheltenham Borough Council.

Council tax band: D

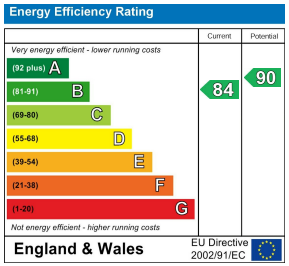
Floor Plan

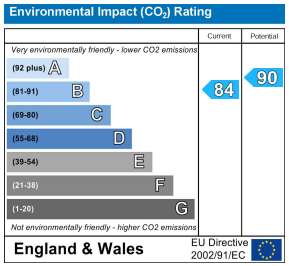
Approximate Area = 248.8 sq m / 2678 sq ft (Including Garage)
Including Limited Use Area (0.8 sq m / 9 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 316288

Energy Efficiency Graph





Area Map

Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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