

7 The Smithy, Cirencester, GL7 1HU



**** LET AGREED stc **** Welcome to The Smithy - this lovely TWO-BEDROOM terraced home provides excellent living accommodation, an enclosed rear garden, garage and off-road parking. Located within easy reach of schools and local amenities.

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Key Features



2

Bedrooms



1

Bathrooms



1

Receptions

Description

This TWO-BEDROOM mid terrace home has been refurbished with a modern kitchen, ground floor cloakroom, large sitting room with patio doors to the rear garden. The first floor comprises of two bedrooms, master with built-in wardrobes, a new modern bathroom with bath with shower over, handbasin, window and chrome towel rail.

The rear garden is enclosed by a timber fence with gated access to the rear, there is a patio area, lawn and areas ideal for growing your own vegetables. To the front of the property is single garage with an up and over door, and off-road parking.

Essentials

Council Tax Band: C payable £2255.81 2026/27

Fully fitted with UPVC double glazed windows and doors.

The hot water and central heating system has been upgraded.

EPC Rated: C (prior to central heating improvements)

Tenancy security deposit

A deposit of 5 weeks rent is required and Secured in the DPS (Deposit Protection Scheme).

Marketing Photography

Please note: Some marketing photographs may show the property as previously presented and may differ slightly from how it appears at the time of viewing. These images are for guidance purposes only.

Available

This property is due a central heating upgrade and will be available 3rd August 2026.

Viewings

Please contact Paul or the Adkins team to arrange your viewing - Residential Sales | Lettings | Management | Short Stays & Holiday Homes | Commercial

Agents notes

We inform our potential tenants that these letting details have been prepared as a general guide. The room sizes are to be taken as a guide and not relied upon for measuring for furniture etc.

Client money protection

Adkins is compliant with the mandatory regulation 'Client Money Protection Scheme' CMP, this protection is in place for the benefit of both tenants and landlords.

Compliance

We are members of The Property Ombudsman

Social

Like and Share our posts and receive notification when new listings become available @adkinsproperty @fineandvillage

Landlords

If you're looking for an agent that differs from the norm, then we would love to hear from you. We welcome new landlords to experience our award winning service. Landlords and tenants can be assured that they are in safe hands!







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Floor Area: sq ft

Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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