

9 Estcote Road, Cirencester, GL7 2DB



**\*\* SALE AGREED stc \*\*** Welcome to Estcote Road in Cirencester - A charming 3-bedroom semi-detached home, offered with no onward chain. Owned by the same family for 48 years, it now offers a great opportunity to update and modernise. Potential to extend (STPP) – ideal for buyers seeking a project in a prime location.

# 9 Estcote Road, Cirencester, GL7 2DB

## Key Features



3  
Bedrooms



1  
Bathrooms



1  
Receptions

## Description

This three-bedroom semi-detached property is ideally located in central Cirencester, just a short stroll from the Abbey Grounds. This home offers versatile living spaces suited to modern lifestyles. At the heart of the property is an L-shaped sitting/dining room.

The accommodation is set over two floors. On the ground floor, a welcoming entrance porch leads into a comfortable living room with stairs to the first floor. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

## Exterior

Externally, the property features a pedestrian approach to the front and a private, low-maintenance courtyard garden to the rear. The side of the property has a large area currently planned with mature hedging and shrubs. Subject to the necessary planning permissions, there may also be potential to extend.

## Garage/Parking

There's a single garage and off road parking in front.

## Essentials

Gas fired central heating. UPVC windows and doors. The property is of Non-Standard construction.

## Council Tax

Cotswold District Council - Trinity Road - Cirencester 01285 623 000 : Tax Band: C  
Amount payable 2025/26 £2,145.16

## Tenure

Freehold

## Notes to Potential Purchasers

These sales details are provided as a general guide. We have not conducted surveys or tested any services, appliances, or fittings. Room sizes are approximate and should not be used for precise measurements (e.g., carpets, curtains).

The floor plan is for layout guidance only and is not to scale. All dimensions, shapes, and compass bearings are approximate and should be verified independently.

Please discuss any important aspects with our team before arranging a viewing.

## Viewings

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

## AML Compliance

Anti-Money Laundering (AML) Compliance

In accordance with current Anti-Money Laundering (AML) regulations, all prospective buyers are required to complete full identity and financial verification before any offer can be formally accepted.

This process includes:

Photographic identification

Proof of address

Evidence of funding and/or financial arrangements

Verification is completed securely via Thirdfort, our approved independent compliance provider. This ensures a fast, fully auditable, and legally compliant process, carried out remotely using encrypted technology.

A fee of £18 (inclusive of VAT) per buyer applies for this verification.

We take our regulatory obligations extremely seriously and cannot proceed with negotiations or offer acceptance until all AML requirements have been satisfied in full.

## Social Network

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

## Thinking of Selling or Letting Your Property?

At Adkins Property, we offer expert market appraisals to help you understand the true value of your home in today's market. Whether you're looking to sell or let, our award-winning team provides honest, professional advice tailored to your needs.

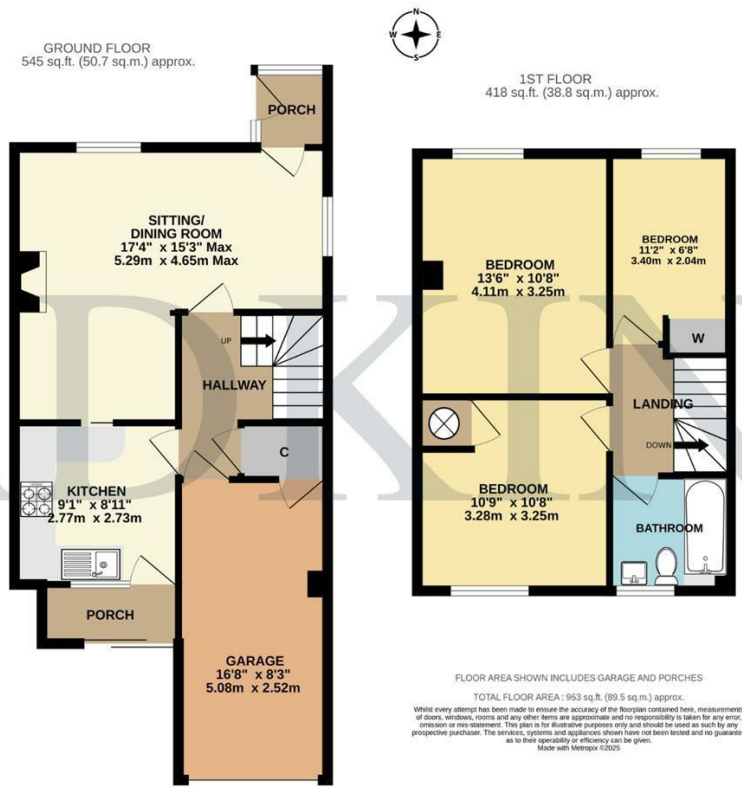
With our extensive local knowledge, dynamic marketing strategies, and personalised approach, we ensure your property stands out.







9 Estcote Road, Cirencester, GL7 2DB  
 Floor Area: sq ft



FLOOR AREA SHOWN INCLUDES GARAGE AND PORCHES  
 TOTAL FLOOR AREA: 963 sq.ft. (89.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.  
 Made with Metropix C2025



**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.

Adkins Property Group  
 Cirencester Office Park  
 Unit 9, Tetbury Road, Cirencester, GL7 6JJ  
 T: 01285 239486  
 W: adkinspropertygroup.co.uk

