

18 Whitelands Road, Cirencester, GL7 1AJ



**\*\* SALE AGREED stc \*\*** Welcome to 18 Whitelands Road - This Three-Bedroom terrace home has been refurbished in recent years offering an excellent opportunity. Situated in a popular residential area close to local schools and walking distance to town. **\*\* First time buyer or Investor potential \*\***

# 18 Whitelands Road, Cirencester, GL7 1AJ

## Key Features



3  
Bedrooms



1  
Bathrooms



2  
Receptions

## Description

This property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample space for the whole family to unwind and rest comfortably.

The house features a beautifully refurbished bathroom, ensuring modern convenience while maintaining the property's character. One of the highlights of this home is the wood burner, ideal for creating a warm and cosy atmosphere during the colder months.

Step inside to discover exposed timber floors adding a touch of rustic charm to the interior, creating a welcoming and homely feel throughout.

Conveniently located close to local schools, this property is perfect for families with children. Additionally, being within walking distance to the town centre, you'll have easy access to a variety of shops, restaurants, and amenities.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and envision the wonderful memories you could create in this delightful property on Whitelands Road.

## Ground Floor

Finished to a high standard throughout, welcomed by a spacious entrance hallway, sitting room with a log burner and an open plan kitchen/diner. The kitchen offers plenty of worktop space, floor and wall units.

## First Floor

Providing three bedrooms all with fitted wardrobes, a family bathroom which includes a bath, shower, handbasin, w/c and airing cupboard.

## Rear Garden

Easy maintenance with a patio area, decking, two out buildings and a gate to the side access.

## Front Garden

Enclosed behind a mature hedge offering excellent privacy.

## Essentials

The windows and doors are UPVC double glazed. Hot water and central heating is provided via a gas boiler. EPC Rating: C

## Council Tax

Cotswold District Council - Trinity Road - Cirencester O1285 623 000 : Tax Band: D  
Amount payable 2023/24 £2,129.34

## Tenure

Freehold

## Area

Named 'Capital of the Cotswolds', Cirencester is a thriving town and even more so since the pandemic. The town's market place is popular with shoppers and tourists, visiting the local businesses and independent shops. There are many restaurants, pubs, bars and takeaways. Coffee shops are among the most visited, with a large selection and styles. Cirencester is in easy reach of the A429, M4 & M5 motorways, ideally placed for visits to towns and cities such as Bath, Birmingham Bristol, Cardiff, London, Oxford, Swindon plus lots more. Kemble train station with regular trains running to London Paddington is a short drive away.

## Viewings

Please provide as much notice as possible when arranging your viewing. Weekend and evening viewings are also available giving reasonable notice through the Vendor's Agent - Adkins Property in Cirencester - We look forward to hearing from you soon.

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## Agents notes

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc. Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

## Compliance

Please note that in accordance with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is formally accepted by our vendor.

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## Are you thinking about selling?

If you're looking to sell your own property you may be interested in instructing us, if you are then we would love the opportunity to provide you with our comprehensive market appraisal and sellers guide.



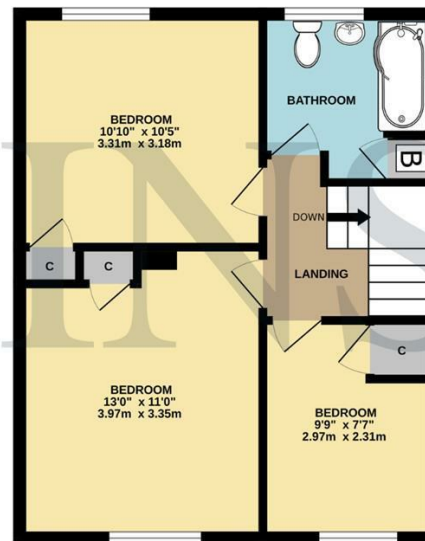
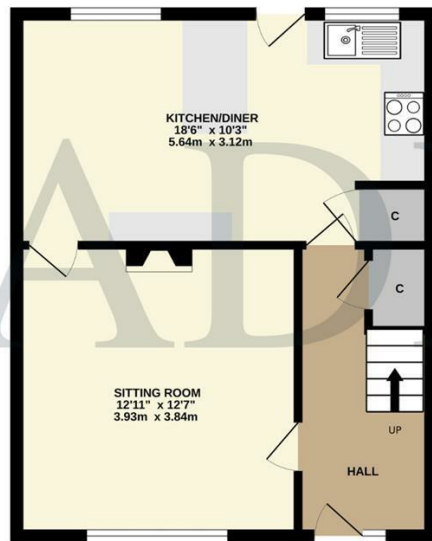




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 Floor Area: sq ft

GROUND FLOOR  
 430 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR  
 433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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**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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