

22 Ashton Road, Siddington, Cirencester, GL7 6HD



Welcome to 22 Ashton Road - This FOUR BEDROOM family home in the popular Village location of Siddington near Cirencester. With a large sitting room, open plan kitchen, and dining room, the property also benefits from a separate utility room. Set back from the road, with an enclosed front garden, rear garden, and off-street parking. This property represents very versatile and flexible living accommodation.

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

Description

This property will be available to rent in late June, applicants are informed that the photos within the description were taken before the current tenants moved in. The property may differ slightly in relation to paint colours etc.

Ground Floor

This mid terraced family home is entered via the front door into an enclosed entrance porch; a further door provides access into the large sitting room with exposed staircase to the 1st floor. The central heating is provided via the central gas fire, with storage units and shelving on either side. A door separates the sitting room from the open plan dining room and kitchen. The kitchen is fitted with floor and wall units, laminate worktops, breakfast bar, a Belfast style sink and a 4-gas hob over an electric oven.

There is a rear door to the garden and a separate utility room also fitted with floor units, laminates work top and incorporating a stainless steel sink, a rear door provides further access to the garden.

1st Floor

On the 1st floor there are 3 bedrooms and a family bathroom.

2nd Floor

The 2nd floor has the master bedroom with exposed floorboards, a window to the front and an en-suite fitted with a shower cubicle, w/c and sink. There is additional loft storage in the eaves and above the master bedroom.

Exterior

Set back from the road the property has a low maintenance front garden enclosed by a low fence and gate. To the rear is a reasonable sized garden with a lawn and patio area.

Parking

There is off-street parking to the rear of the property for at least two cars.

Council Tax

Cotswold District Council - PO Box 9, Council Offices, Trinity Road, Cirencester, GL7 1PY - 01285 623 000 : Valuation Band: D - 2023/24 £2142.58

Essentials

UPVC double glazing throughout and gas fired central heating with traditional radiators. EPC Rated: E

Available

This property is currently occupied, the existing tenants are looking to vacate late in June 2023.

Tenancy security deposit

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

Viewings

Please provide as much notice as possible when arranging your viewing. Weekend and evening viewings are also available giving reasonable notice through the Landlord's Agent - ADKINS Property in Cirencester - We look forward to hearing from you soon 01285 239486 or 07851 111800

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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.

Social

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

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

The floor plan is for layout guidance only and is not created to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.

Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

Please note that accordance with Letting Regulations potential tenants will be required to provide proof of identification documents no later than where a tenant's offer is informally accepted by our landlord.

Redress scheme

We are members of The Property Ombudsman

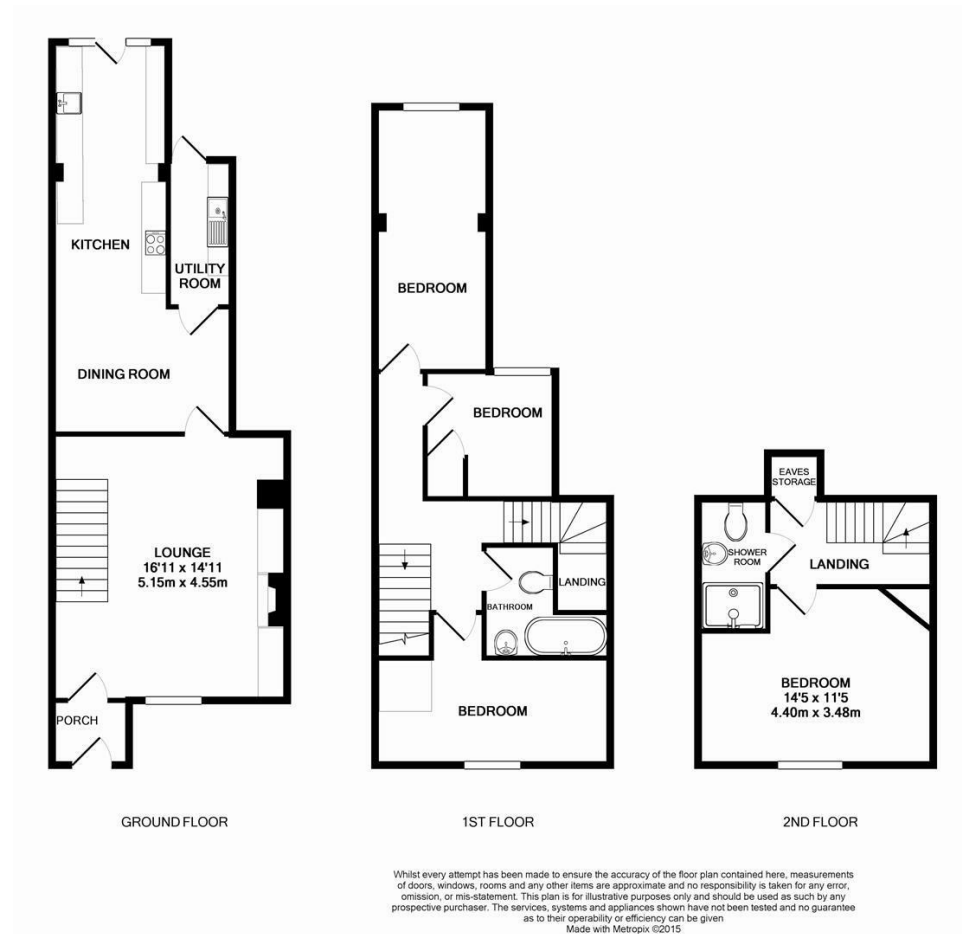






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Floor Area: sq ft



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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