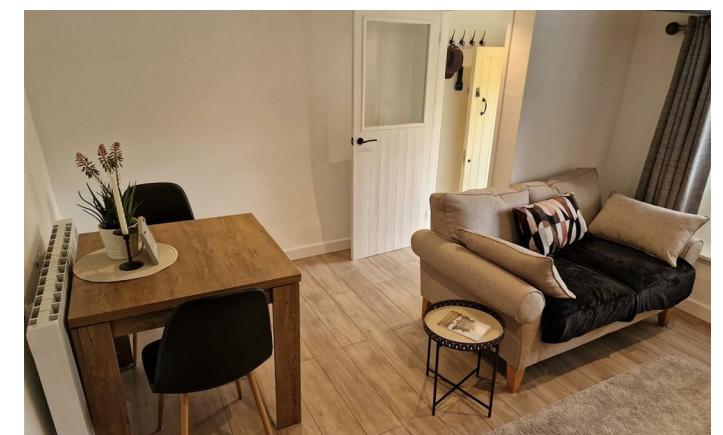


9 Calcot, Cheltenham, GL54 3JZ



Welcome to 9 Calcot - We are excited to present this BEAUTIFUL quintessential one-bedroom Cotswold COTTAGE. Refurbished within recent years and set within a popular village with breathtaking views. \*\* No Onward Chain - EPC Rating: E \*\*

# 9 Calcot, Cheltenham, GL54 3JZ

## Key Features



1  
Bedrooms



1  
Bathrooms



0  
Receptions

## Description

The ground floor offers a large sitting room with a central fireplace housing an electric fire. To the rear is a fully refitted kitchen and bathroom. The the large double bedroom is situated on the first floor.

## Situation

Situated on the end of a row of similar properties with uninterrupted views of the meadow and open countryside.

## Exterior & Garden

Approached via an iron gate with a footpath to the front door, there is a small garden to the front retained by a traditional Cotswold stone wall. To the rear is a large garden landscaped with a summer house and store installed with power and light.

## Essentials

Refurbished in recent years with new easily controllable electric radiators. Connected to mains water. The property benefits from septic tank system which needs annual emptying, further information regarding this is available by contacting our office or arranging an independent survey. EPC Rating: E 43

## Tenure

Freehold

## Council tax

Cotswold District Council - PO Box 9, Council Offices, Trinity Road, Cirencester, GL7 1PY - 01285 623 000 : Valuation Band: C £tbc

## 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.

Residential Sales | Lettings | Management | Holiday Homes | Commercial

## 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.

## 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 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.

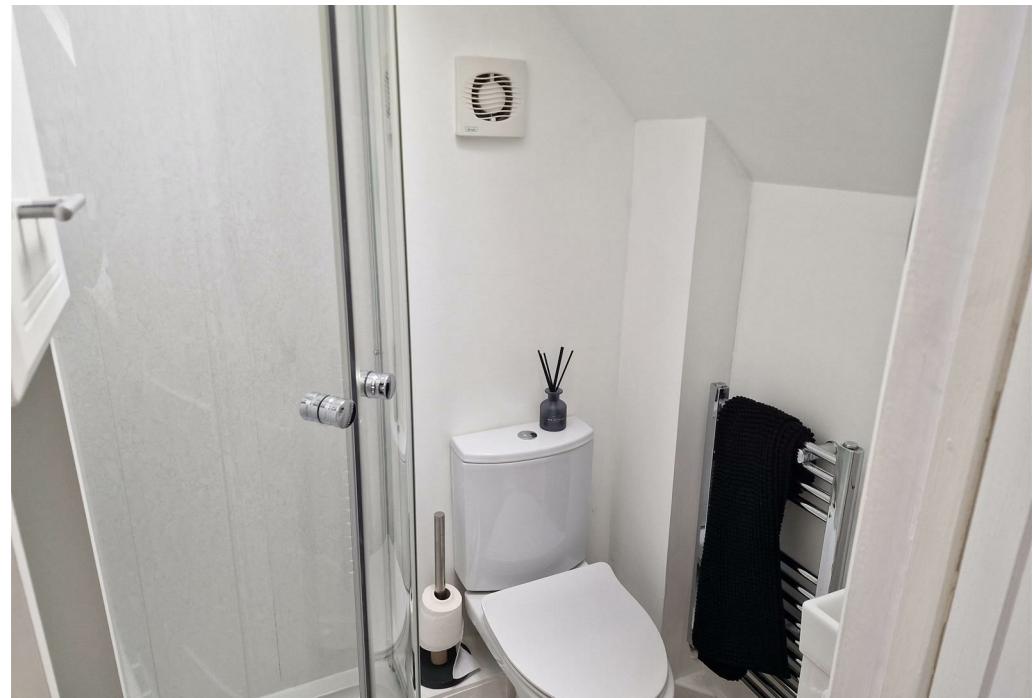
## Social Media

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

## Are you thinking about selling?

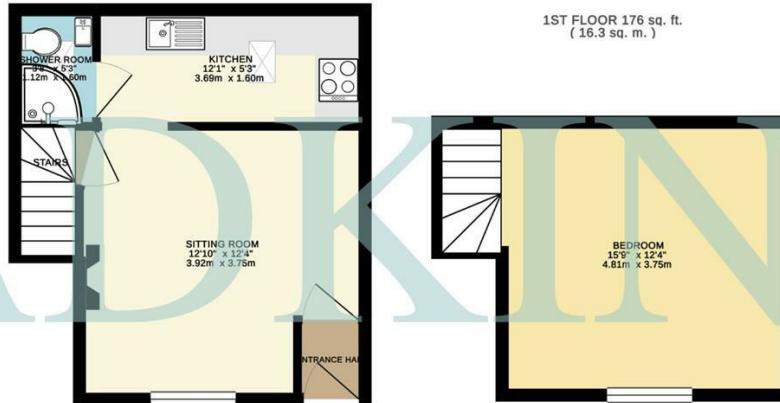
If you're looking to sell your own property you may be interested in instructing us, if you are then we would love the opportunity to provide you with our comprehensive market appraisal and sellers guide.







GROUND FLOOR 259 sq. ft.  
( 24.0 sq. m. )



1ST FLOOR 176 sq. ft.  
( 16.3 sq. m. )

TOTAL FLOOR AREA: 434 sq. ft. ( 40.3 sq. m. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. There may be some minor errors or omissions or any omission, 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 Microvox ©2019



**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

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