



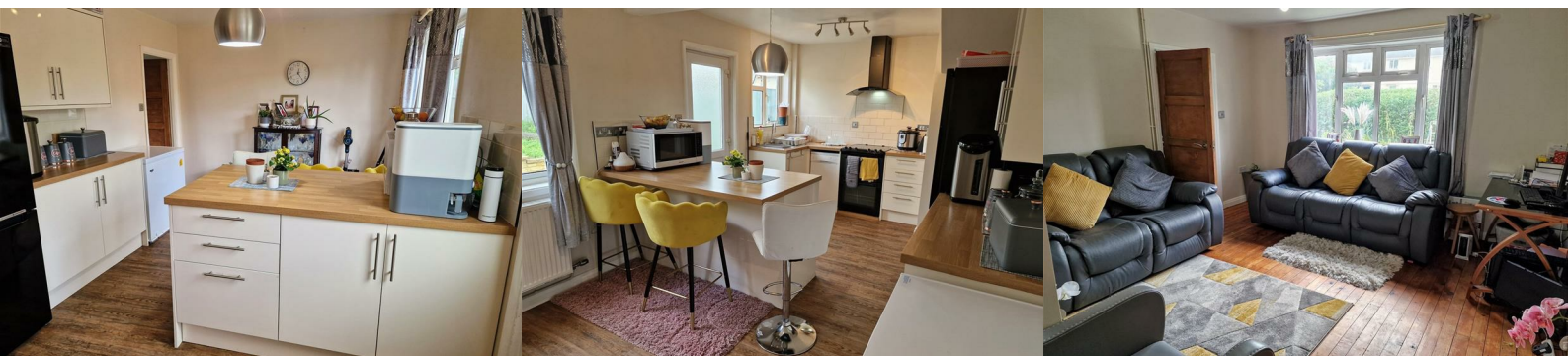
18 Whitelands Road

Cirencester, GL7 1AJ

Guide Price £325,000



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 **



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 01285 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.

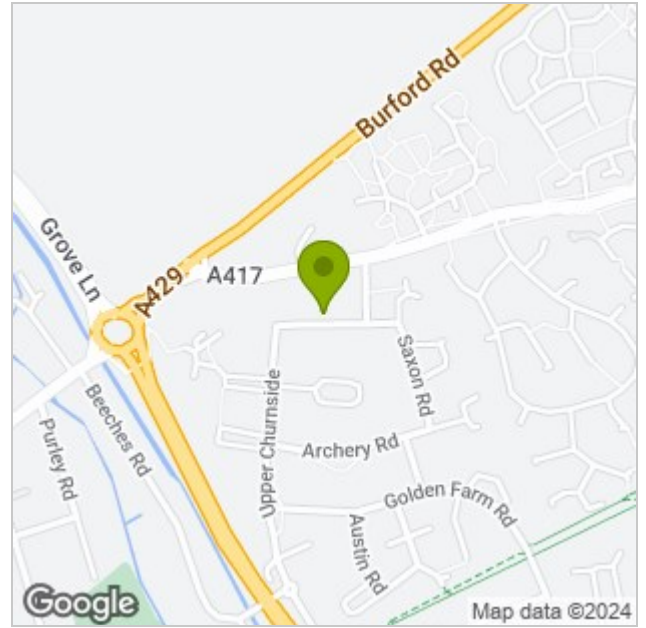
Social media

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

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.

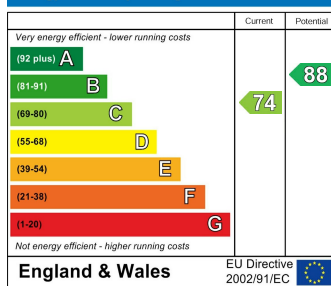
Area Map



Floor Plans

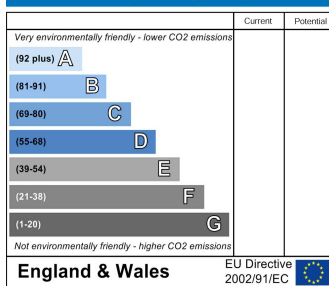


Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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