



ESTCOTE ROAD, CIRENCESTER
GUIDE PRICE £285,000

MOORE ALLEN
& INNOCENT

15, ESTCOTE ROAD, CIRENCESTER, GL7 2DB

This extended three-bedroom end-of-terrace home in central Cirencester features a garage conversion, enlarged kitchen with standout AGA, utility, dining area, and garden room. Offered with No Onward Chain.

This extended three-bedroom end-of-terrace home, situated in a prime central Cirencester location just a short distance from the Abbey Grounds, has been enhanced by a garage conversion, an additional extension, and an additional garden room. It is important to note the property is of sub-standard construction.

These improvements have created a generously sized kitchen with a standout AGA, a utility room, and an adjacent dining area, perfect for modern living.

The accommodation is arranged over two floors. The ground floor features an entrance porch leading into a welcoming living room with stairs to the first floor, a comfortable sitting room, a well-appointed kitchen with an array of base and wall-mounted units, a cloakroom, and a spacious garden room that opens onto the rear garden.

Upstairs, the first floor provides three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a pedestrian path to the front and a low-maintenance courtyard garden to the rear. Additionally, there is the possibility of off-street parking should you wish to rearrange the rear courtyard for access.

SERVICES: We understand that mains water, electricity, gas and drainage are connected to the property.

OUTGOINGS: The property has been placed in Band 'C' for Council Tax purposes; charges 2025/26 £2,023.73.

EPC D (59)

LOCAL AUTHORITY: Cotswold District Council, 01285 623000

TENURE: The property is offered freehold with vacant possession upon completion.

