

9 Rutland Place, Cirencester, Gloucestershire, GL7 1PR

Guide Price: £300,000



- Freehold
- No Onward Chain
- Four Bedrooms
- Two Bathrooms
- Ground Floor Shower Room
- End Terrace

Offered to the market with no onward chain, this spacious and versatile four-bedroom home extends to approximately 1,163 sq.ft and features a ground-floor bedroom with en-suite, generous living accommodation and three further bedrooms upstairs. Benefiting from a well-maintained south-west facing rear garden, the property provides flexible family living in a convenient and established residential location.

A well-presented and deceptively spacious four-bedroom family home offering flexible accommodation arranged over two floors and extending to approximately 1,163 sq.ft.

The ground floor provides versatile living space, comprising an entrance hall, cloakroom/WC, fitted kitchen, generous living/dining room with access to the rear garden, and a useful ground-floor bedroom with en-suite shower room, ideal for guests, multi-generational living or a home office.

To the first floor are three well-proportioned bedrooms together with a family bathroom, providing comfortable accommodation for growing families.

Externally, the property benefits from a well-maintained south-west facing rear garden, offering an attractive space for outdoor dining, entertaining and enjoying the afternoon and evening sun.

General Information

Services: We understand that all mains' services are connected to the property.

Outgoings:

Council Tax Band 'C' 2025/26 charges £2,255.81

EPC: 73 (C)

Local Authority: Cotswold District Council

Tenure: The property is offered Freehold with vacant possession upon completion.

Broadband & Mobile signal checker via: www.ofcom.org.uk

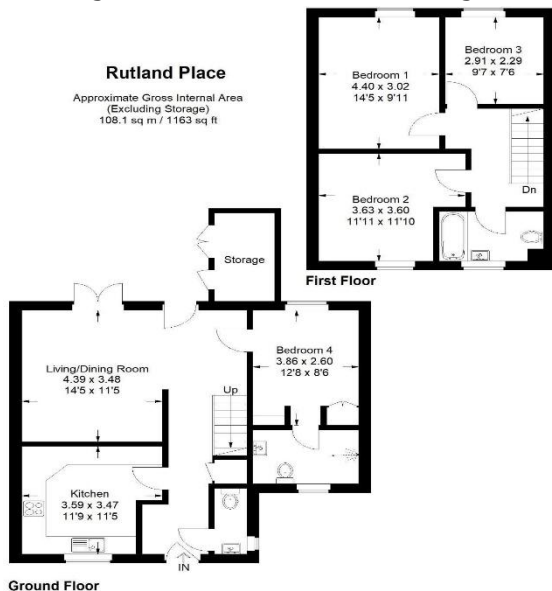


Illustration for identification purposes only, measurements are approximate, not to scale.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		