



43 Corinium Gate, Cirencester, Gloucestershire, GL7 2PX

cj HOLE
est. 1867

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Freehold Semi Detached House, Three Bedrooms, Garden, Off Street Parking and Garage

£480,000

Cirencester Sales

1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158 | cirencester@cjhole.co.uk

Situated in a popular residential area of Cirencester, this three bedroom home with garage, driveway parking and gardens presents an excellent opportunity for buyers looking to put their own stamp on a property. Requiring updating throughout, the house offers fantastic potential to create a modern family home in this sought after area within close proximity to the town.

Known as the "Capital of the Cotswolds," Cirencester is a charming and historic market town that perfectly blends rich heritage with modern-day living. Situated in the heart of Gloucestershire, the town is steeped in Roman history, with fascinating landmarks such as the Corinium Museum and the impressive remains of one of Roman Britain's largest towns.

Today, Cirencester offers a vibrant yet relaxed lifestyle, centred around its attractive Market Place, independent boutiques, cafés, and traditional pubs. A regular charter market, along with a variety of artisan and farmers' markets, adds to the town's strong sense of community and character.

The accommodation comprises a spacious living room, a separate dining area, and a kitchen to the rear, offering scope for reconfiguration or open plan living (subject to the necessary approvals).

Upstairs, there are three well proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private gardens, driveway parking and garage.

Located within easy reach of Cirencester town centre, the property enjoys convenient access to local shops, schools, and amenities, as well as excellent transport links to surrounding Cotswold villages and larger centres

Services

Mains electricity, gas, water & drainage.

Double glazing and gas central heating

Cotswold District Council Band D (£2392) 26/27

I.D checks.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We do not receive any of the fee taken by Lifetime Legal.

****This property is being sold on behalf of a corporate client and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****



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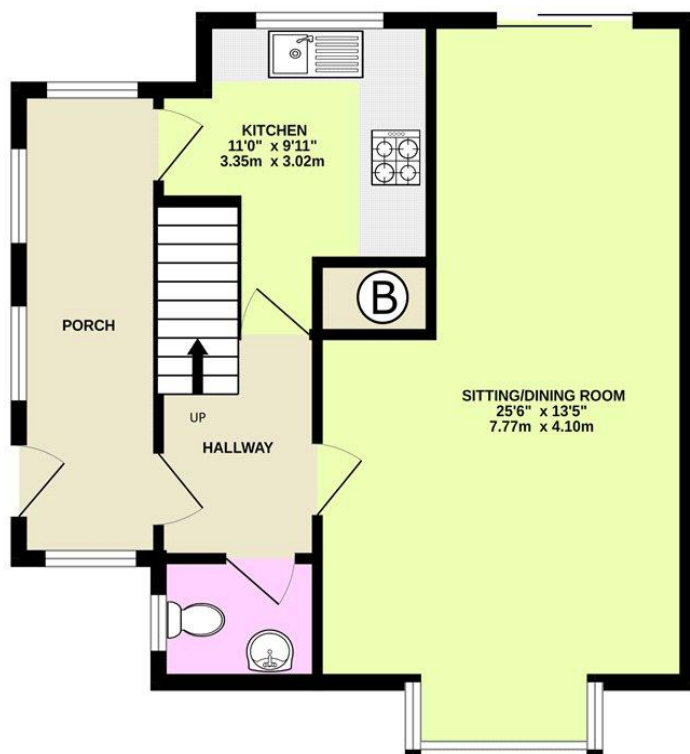
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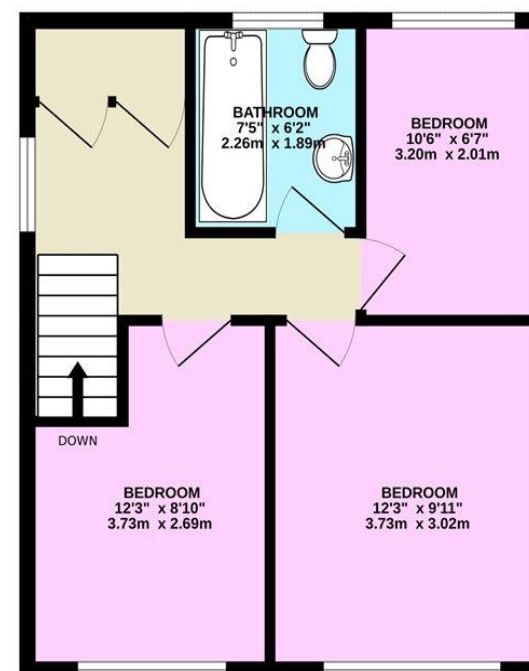


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.

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