



39 Overhill Road, Stratton, Cirencester, GL7 2LG

£679,000

cj HOLE
est. 1867

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Cirencester

1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158 | cirencester@cjhole.co.uk

This property has well balanced accommodation arranged over two floors and comprises,

Entrance Hall

Window to front aspect, parquet flooring, doors to w.c, kitchen, dining room, reception 2/bedroom four and stairs to first floor.

Kitchen

Rear and side aspect window, door to rear garden and lounge. Fitted wall and base units, double drainer sink unit with cupboards under, boiler, plumbing for automatic washing machine, cupboard with built in oven.

Lounge

Window to side aspect, sliding patio doors to rear garden, archway through to dining room.

Dining room

Window to front aspect, parquet flooring, fireplace, door to entrance hall.

Reception 3/bedroom 4

Window to front and side aspect, parquet flooring, fireplace with tiles surround, door to entrance hall.



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Property to front

Off road parking for 2/4 cars, door to double tandem garage.

Property to rear

A generous to the rear of the house mainly laid to lawn, well stocked with plants shrubs and fruit trees.

EPC 61D

Council Tax E £3101.73

I.D checks.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. 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 £48 (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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Approximate area = 156.2 sq. metres (1681.3 sq. feet)

For illustrative purposes only, not to scale.

Plan produced using RoomSketcher.



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