



Green Shutters, 38D, London Road, GL7 1AG

Offers Over £425,000

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est. 1867

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Cirencester Sales

1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158 | cirencester@cjhole.co.uk

An excellent opportunity to acquire this well-presented semi-detached bungalow, ideally situated on the edge of Cirencester town centre, within easy reach of a comprehensive range of shops, amenities, and local facilities.

The property benefits from gas-fired central heating throughout, complemented by a combination of double and triple glazing for improved comfort and energy efficiency. The accommodation includes a fully fitted kitchen diner, utility room, a well-appointed bathroom, a spacious living room, and conservatory, two double bedrooms with en-suite shower to the master bedroom.

Outside, the property enjoys attractive south facing rear garden predominantly laid to lawn and enhanced by a variety of mature shrubs and trees, creating a private and established outdoor space. A single garage/workshop, double tandem car port and block paved drive offer ample off-road parking for approximately four/five vehicles complete this appealing home.



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Combining spacious accommodation, generous parking, and a highly sought-after location close to the town centre, this impressive bungalow presents an ideal opportunity for those seeking comfortable single-storey living in Cirencester.

Agent's Note: Please note this property benefits from historical structural underpinning completed approximately 40 years ago. The original contractor's guarantee is held on file and is available for inspection via your legal representative. Prospective purchasers are advised to verify ongoing structural suitability via a standard building survey.

We are legally required to carry out anti money laundering ID checks on all sellers and buyers. These checks are completed via an external company, and there is a non-refundable £48 fee per property (inc. VAT) payable before we can market a property or issue a memorandum of sale.

EPC 62D

COUNCIL TAX D £2537.78



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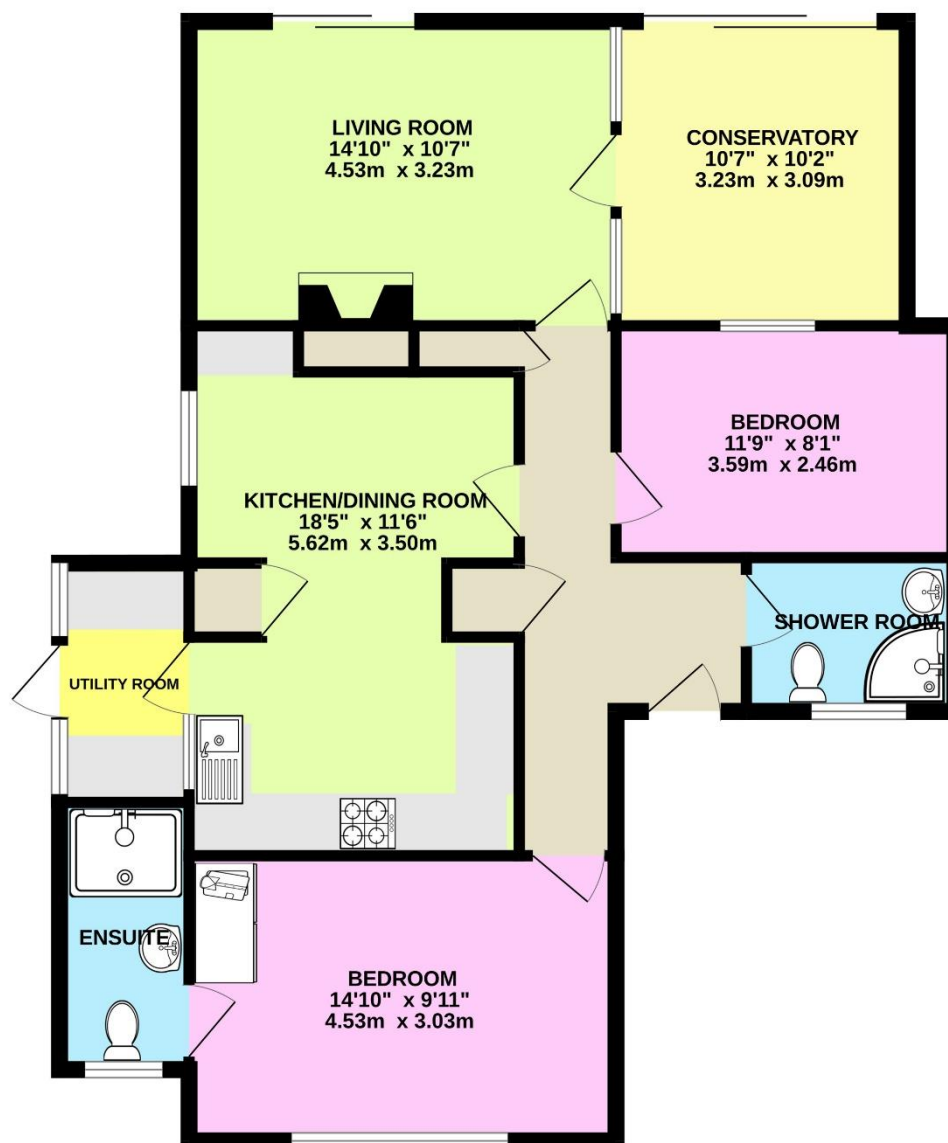
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



www.cjhole.co.uk

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