

27 Crabtree Lane, Cirencester, GL7 1DW

Guide price £250,000

cj HOLE
est. 1867

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Cirencester
1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158|cirencester@cjhole.co.uk

This 3 bedroom SEMI DETACHED property is located in a quiet CUL-DE-SAC and is offered for sale CHAIN FREE!

Set in a CORNER PLOT POSITION and offers flexible accommodation with excellent potential throughout with the benefit of a garage conversion and garden room giving spacious adaptable accommodation with 3 bedrooms and 4 reception rooms.





This 3-bedroom semi-detached property is gas central heated and double glazed throughout. The property has been let and is now in need of a general refresh, making it an ideal opportunity for buyers looking to modernise and create a home tailored to their own taste.

The ground floor comprises of entrance hall, a spacious living room open through to the dining room, and a fitted kitchen with access to the rear garden room. The property benefits from four reception areas in total, including a converted garage providing a versatile additional living space or ground floor bedroom.

Upstairs, there are three bedrooms and a family bathroom.

Externally, the property truly stands out with its substantial corner plot garden, offering excellent outdoor space for entertaining, landscaping, or future development (subject to planning).

Council Tax B £1973.83
EPC D

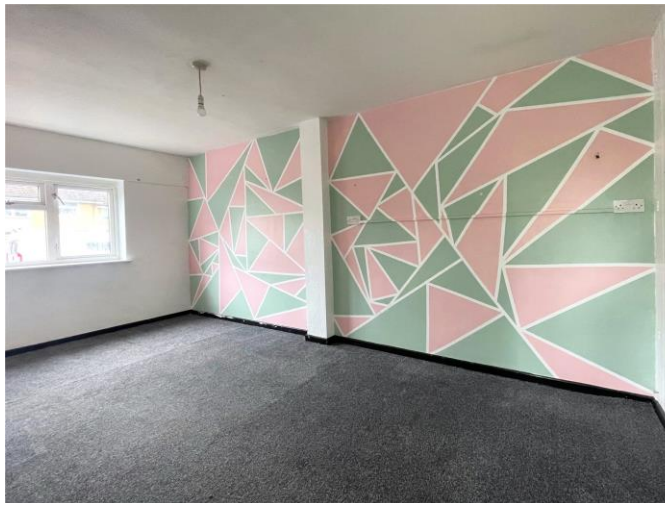
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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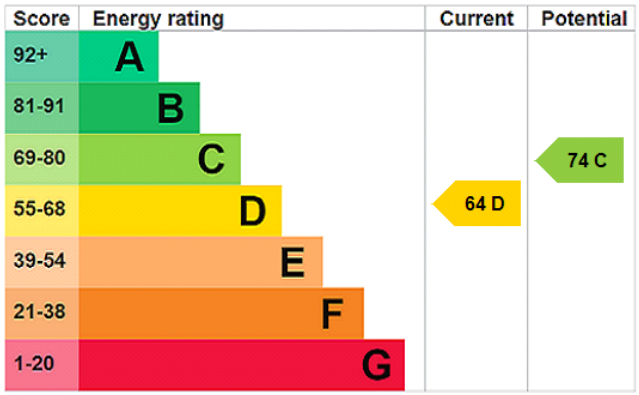






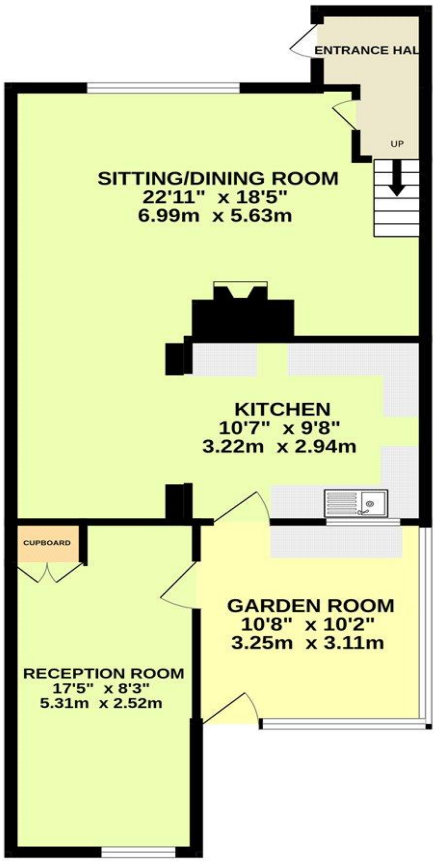


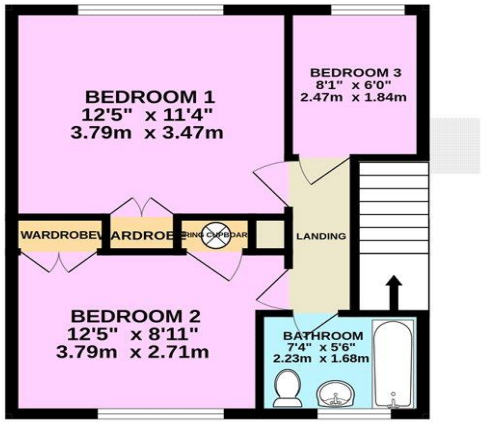




GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.





TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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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