

9 Harmer Close, Cirencester, Gloucestershire, GL7 1YR

£320,000

CJ HOLE
est. 1867

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Two Bedrooms, Reception Rooms, Bathroom, End of Terrace, Garden, Off Street Parking

£320,000

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

01285 655 158|cirencester@cjhole.co.uk

A delightful two double bedroom end of terrace home with private parking and attractive gardens, tucked away at the end of a peaceful cul de sac within the sought after Corinium Via development on the edge of Cirencester.

Cirencester, known as the Capital of the Cotswolds and famous for its Roman history, has an abundance of cultural attractions including the Corinium Museum, Roman Amphitheatre and the Abbey. Cirencester Park is home to the Polo Club, one of the most historic clubs in the country, being founded in 1894.

The Market Place offers a choice of high street stores, independent retailers, cafes and restaurants. There is also the multi-award-winning Barn Theatre, Sundial Theatre and the Bathurst Estate and grounds.

Beautifully presented throughout to a high standard, this superb property offers bright and well proportioned accommodation ideally suited to first-time buyers, downsizers, or investors alike. The stylish interior has been thoughtfully maintained and enhanced, creating a warm and welcoming home that is ready to move straight into and enjoy.

Externally, the property benefits from private gardens, perfect for relaxing or entertaining, together with off road parking. Conveniently located close to local amenities, countryside walks, and Cirencester's historic town centre, the property combines modern living with a desirable setting.

A true turnkey home, offering comfort, style, and convenience in equal measure. Early viewing is highly recommended.

Services
Mains electricity, gas, water and drainage.
Double glazing & gas central heating
Cotswolds District Council

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 £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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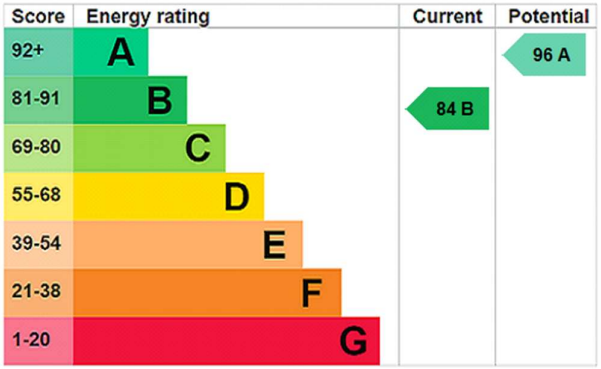








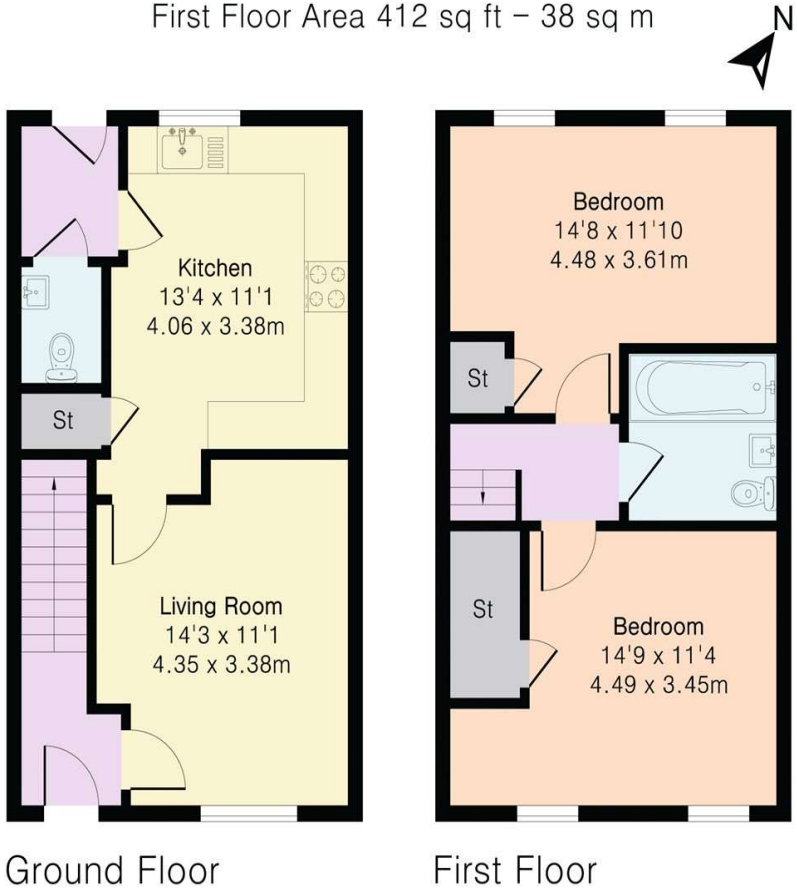




Approximate Gross Internal Area 824 sq ft - 76 sq m

Ground Floor Area 412 sq ft – 38 sq m

First Floor Area 412 sq ft – 38 sq m



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