

32 Clayfurlong Grove, Kemble, Cirencester, Gloucestershire, GL7

£280,000

CJ HOLE
est. 1867

32 Clayfurlong Grove, Kemble, Cirencester, Gloucestershire, GL7 6AP

Freehold, 3 Total Bedrooms, 2 Reception Rooms, 1 Bathrooms, House, Semi Detached, Garden, Modern, Off-Street Parking, Village, Unmodernised decoration

£280,000

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

01285 655 158|cirencester@cjhole.co.uk

Situated in the popular village of Kemble, this spacious three-bedroom SEMI DETACHED property offers generous living accommodation, OFF ROAD PARKING and a good-sized garden. In need of updating, it presents an excellent opportunity for applicants to put their own stamp on a well-proportioned home.





THE PROPERTY
The ground floor comprises two well-proportioned reception rooms, a kitchen, utility room and a convenient downstairs WC. Upstairs, there are three good-sized bedrooms and a wet room w.c and plumbing for a washbasin and shower.

Further benefits include modern electric heating throughout, solar panels, double glazing and off-road parking. Externally, the property enjoys gardens to both the front and rear, with the rear garden being a generous size and offering plenty of outdoor space.

Located in the sought-after village of Kemble, this property offers spacious accommodation and the opportunity to create a comfortable family home.

Freehold
Service charge for communal facilities on the development
£5.86 per month

Council tax 2073.10
EPC 76c

NB:- All acceptable offers will be subject to an exchange of contracts within 28 days.
Agent's Note (Mortgage & Lending Suitability):
Please be aware that the property's wet room is currently fitted with a WC and has plumbing connections ready for a shower and washbasin, but the physical sink and shower units are not present. Because the property lacks a fully completed bathroom, it may not meet the "immediate habitability" criteria required by standard high-street mortgage lenders. We strongly advise prospective purchasers to consult with a financial advisor or mortgage broker regarding specialist finance, lender retentions, or cash purchase options before arranging a viewing.

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.

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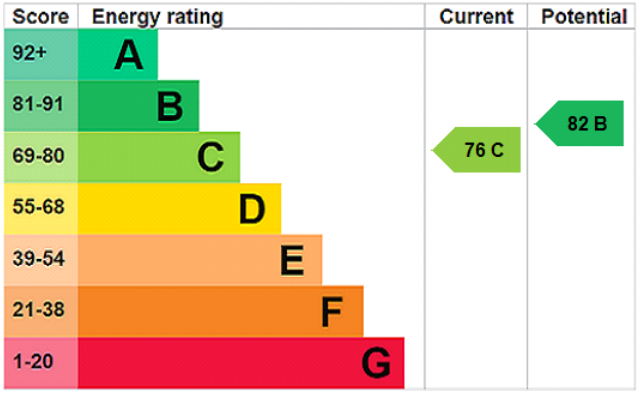












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