

House - Semi-Detached (EPC Rating: )

**SIDDINGTON ROAD, CIRENCESTER, GL7**

**1PF**

Offers In The Region Of

**£375,000**

**CANNON ESTATES**  
SALES & LETTINGS



# 3 Bedroom House - Semi-Detached located in Cirencester

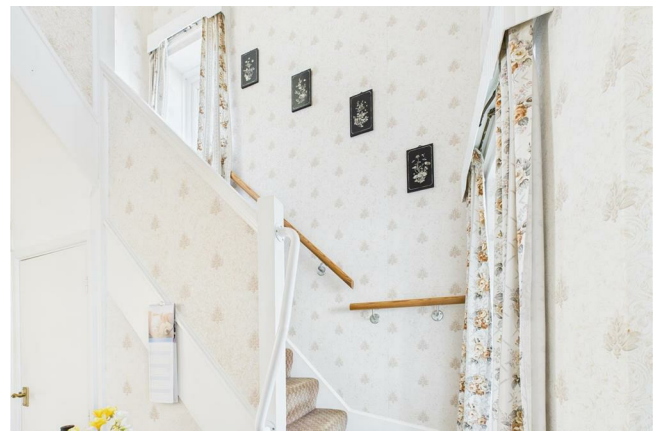
This much-loved family home is being offered for sale for the very first time in over half a century. Brimming with potential, it presents a rare opportunity to create your dream home in one of Cirencester's most sought-after locations.

The property offers three generous double bedrooms, a family bathroom, and a spacious reception room created from the conversion of two original rooms into one large, light-filled living space. A conservatory overlooks the substantial rear garden, while to the front there is an ample garden and driveway leading to a garage. While the house would benefit from modernisation, its generous proportions and excellent plot size offer huge scope for reconfiguration or extension, subject to planning permission.

Situated within easy reach of Cirencester town centre, local schools, and transport links, this home combines space, potential, and a desirable address in equal measure.

Please note, this property is currently going through probate proceedings







Floor 0



Floor 1

Approximate total area<sup>m</sup>  
978 ft<sup>2</sup>

(1) Excluding balconies and terraces

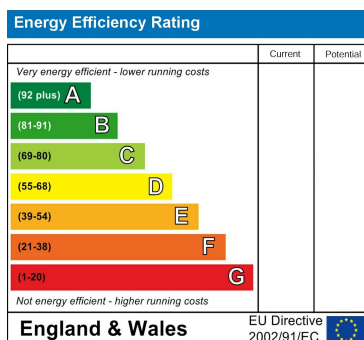
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax Band

**C**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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