



House - Detached (EPC Rating: D)

## DOWN AMPNEY, CIRENCESTER, GL7 5QW

PCM

# £2,300 PCM

**CANNON ESTATES**  
SALES & LETTINGS



# 3 Bedroom House - Detached located in Cirencester

Cannon Estates are thrilled to market this stunning 4/5 bedroom home situated in the heart of the pretty village, Down Ampney. Recently renovated to a very high standard this rare find has a lot to offer someone looking for a home. First impressions are everything, from the moment you pull onto the drive you will be wowed by the overall look and that's before you enter inside.

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Upon entering the house you will be presented with a bright and spacious hallway which has a generous family living room, separate dining room with double doors leading out to the sunny garden, which benefits from both lawn, patio areas and side access.

Back inside on the ground floor you will find a playroom or potential fourth bedroom. Next to this room is a double bedroom and separate family size bathroom with shower over bath.

The beautiful high finish kitchen is located to the front of the property with lovely views of the front garden. Next to the kitchen is a large utility/boot room with access to both front and back gardens.

There is a brucey bonus with this property as part of the garage has been converted so you can access via the main hallway. Could be used as a study or fifth bedroom, which ever you prefer.

Upstairs you will find two double bedrooms one overlooking the back of the property and another with built in wardrobes and a secret dressing room.

This beautifully presented home is finished to a very high standard has gas central heating, all new double glazing, off street parking for 4 cars and is offered unfurnished.

The property would ideally suit a family or couple with or without a four legged friend.

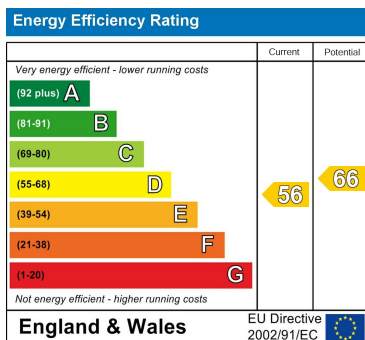


CIRENCESTER LETTINGS | 6 THE WOOL MARKET, CIRENCESTER, GLOUCESTERSHIRE, GL7 2PR

Council Tax Band

E

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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