



House (EPC Rating:)

**HAKEBURN ROAD, CIRENCESTER,
GLOUCESTERSHIRE, GL7 2DD**

£1,450

CANNON ESTATES
SALES & LETTINGS



3 Bedroom House located in Cirencester

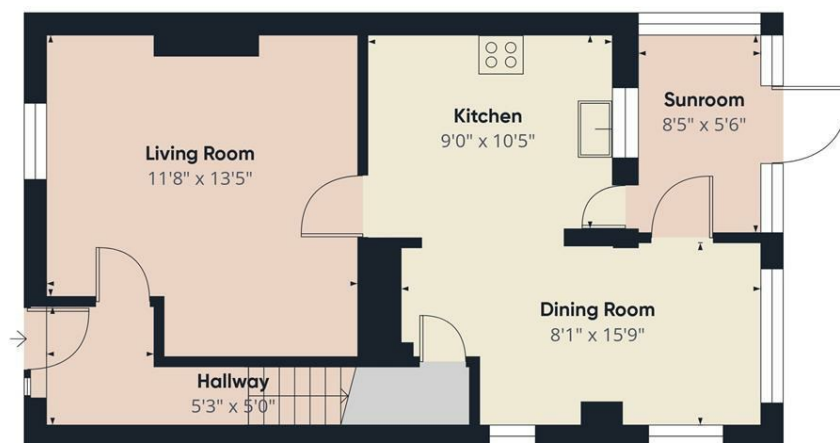
Located on the sought-after Hakeburn Road in Cirencester, this well-proportioned three-bedroom end-terrace home offers spacious and comfortable living just a short distance from the town centre. With its generous internal layout, off-road parking, and private outdoor space, the property is ideally suited to families, professional sharers, or couples looking for additional space.

The ground floor welcomes you with a bright and airy living room, offering plenty of space for both relaxation and entertaining. To the rear, a modern fitted kitchen provides ample cupboard and worktop space, with direct access out to the garden—perfect for al fresco dining during the warmer months.

Upstairs, the property comprises three genuine double bedrooms, each offering good proportions and flexibility for use as sleeping accommodation, a home office, or guest room. A contemporary family bathroom with shower-over-bath completes the first floor.

Outside, the home benefits from off-road parking to the front, a rare find in this area, as well as a private rear garden featuring a patio area and lawn—ideal for enjoying sunny afternoons or weekend barbecues. Being an





Floor 0



Floor 1

Approximate total area^m
901 ft²

(1) Excluding balconies and terraces

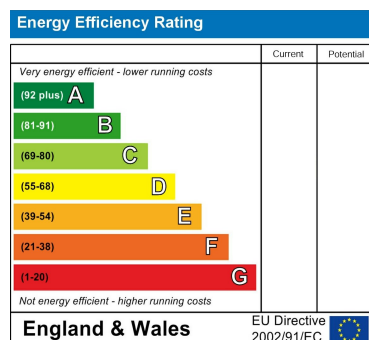
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax Band

C

Energy Performance Graph



Call us on

01285 706900

info@cannon-estates.co.uk

<https://www.cannon-estates.co.uk/>

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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