



House - Mid Terrace (EPC Rating:)

**RUTLAND PLACE, CIRENCESTER,
GLOUCESTERSHIRE, GL7 1PR**
PCM

£1,500 PCM

CANNON ESTATES
SALES & LETTINGS



3 Bedroom House - Mid Terrace located in Cirencester

Cannon Estates presents this immaculate three-bedroom mid-terrace house in the heart of The Cotswolds. Features include a new fitted kitchen, open plan lounge and dining area, family-sized garden, solar panels with battery, ground floor office, gas central heating, and a storage shed. Available Mid April.. Viewing highly recommended

Cannon Estates are delighted to present this immaculate three-bedroom mid-terrace house, perfectly situated in the heart of The Cotswolds. This stunning home offers a blend of modern living and convenience, ideal for families.

Upon arrival, you'll find a charming entrance that leads into a welcoming hallway. The downstairs cloakroom adds a touch of convenience for guests. The new fitted kitchen is designed for both style and functionality, perfect for those who love to cook. Please note that the current tenants use their own slimline dishwasher and fridge freezer, so these appliances are not included as standard.

The open plan lounge and dining area provides a spacious setting for relaxation and entertainment. French doors open onto the family-sized garden, offering a private outdoor space ideal for summer barbecues and relaxing evenings. The ground floor also features a dedicated office space, perfect for working from home.

Upstairs, the property boasts three well-presented bedrooms. The family bathroom is modern and well-appointed, providing a comfortable space for everyday use.

One of the standout features of this property is the inclusion of solar panels with a battery, ensuring an eco-friendly and cost-effective energy solution. Additional benefits include double glazing throughout, gas central heating, and a storage shed in the garden. The property is offered unfurnished, allowing you to add your personal touch.

Located close to Cirencester town, this home is within easy reach of schools, shops, and parks. The convenient

location makes it an excellent choice for families looking for a peaceful yet accessible living environment.

Available from Mid April, this immaculate home is a must-see for anyone seeking a quality rental property in The Cotswolds.

Don't miss the chance to make this delightful mid-terrace house your own. Viewing is highly recommended.



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

Council Tax Band

B

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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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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