



House - Mid Terrace (EPC Rating: D)

**CRANHAMS LANE, CIRENCESTER, GL7 1UA**

PCM

**£1,150 PCM**

**CANNON ESTATES**  
SALES & LETTINGS



# 2 Bedroom House - Mid Terrace located in Cirencester

A well presented two bedroom house in this popular residential area close to local facilities and amenities. The property comprises of an attractive kitchen/breakfast room, living room, bathroom, master and second bedrooms. Available unfurnished from 31st January Viewing highly recommended.

A refurbished and well presented two bedroom house in this popular residential area close to the local facilities and amenities of Cirencester. The property comprises an attractive fitted kitchen/breakfast room with cooker, fridge freezer and washing machine, living room, master and second bedroom, and bathroom with shower over bath and storage cupboard. To the rear of the property is a smart garden with patio, lawn and shrubs areas, a garden shed and rear access to the parking area. The property has additional benefits of new double glazed windows and gas central heating. Available January 31st

## ADMINISTRATION FEE

Rent excludes the Tenancy Deposit and any other charges or fees which may be payable – upon request further information will be provided by the Agent.

## RENT AND DEPOSIT

Rents are payable one month in advance and the deposit required is 1 ½ x the monthly rent figure. All rents are exclusive of council tax and utility bills.

The rent and deposit is payable on or before the day that the tenancy commences by electronic transfer.

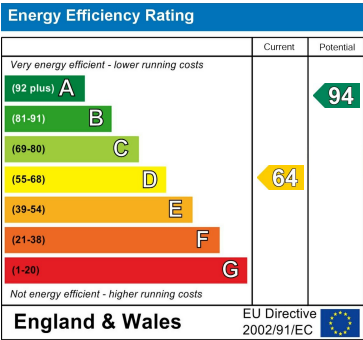




Council Tax Band

B

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.