



House - Semi-Detached (EPC Rating: C)

THE SMITHY, CIRENCESTER, GLOUCESTERSHIRE, GL7 1HU

PCM

£1,250 PCM

CANNON ESTATES
SALES & LETTINGS



2 Bedroom House - Semi-Detached located in Cirencester

Available April this two double bedroom, semi detached property, located in a sought after cul de sac position on the outskirts of Cirencester. The property comprises of kitchen, lounge, downstairs cloakroom, two double bedrooms and family bathroom. Additional benefits include a large enclosed garden and single garage with extensive driveway parking to the front. Newly decorated throughout. Viewing Highly Recommended. EPC rating D.

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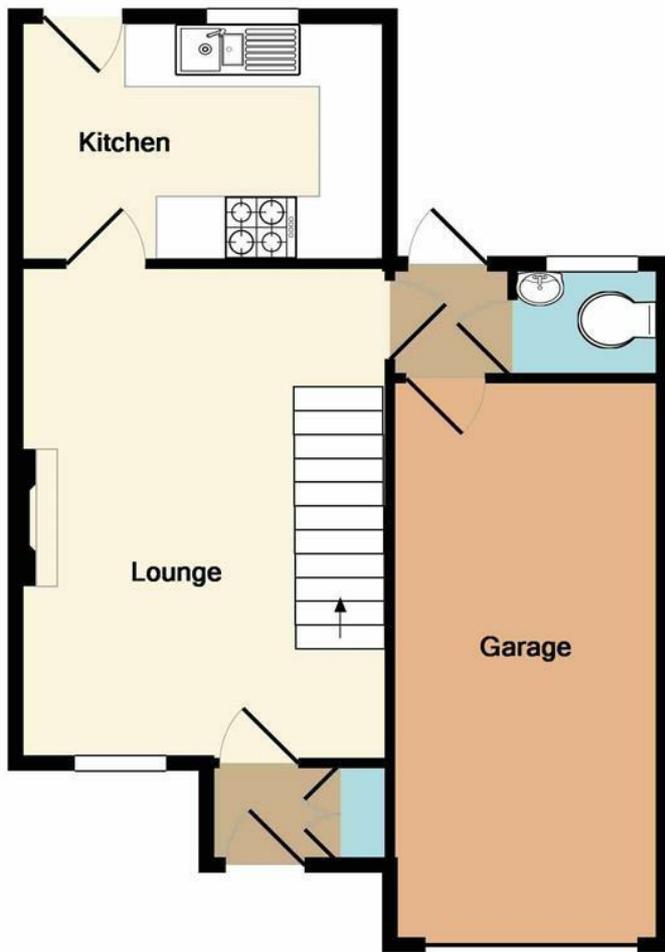
RENT AND DEPOSIT

Rents are payable one month in advance and the Deposit required is equal to five weeks rent. All rents are exclusive of council tax and utility bills.

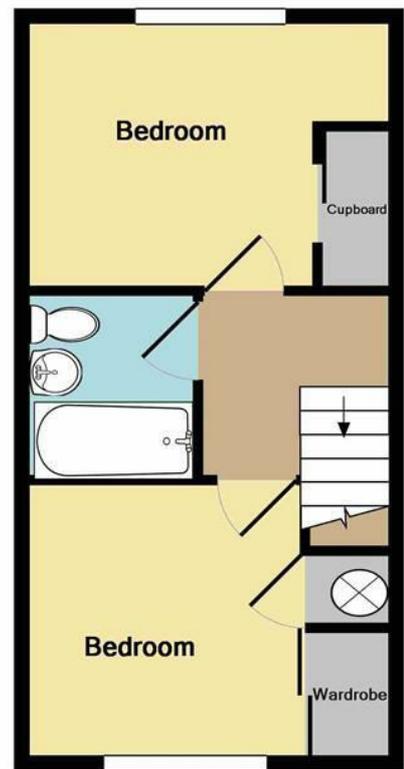
The rent and deposit is payable on or before the day that the tenancy commences by electronic transfer.



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



Ground Floor



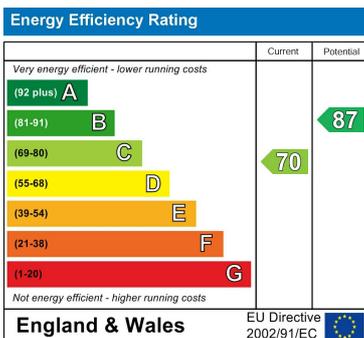
1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.