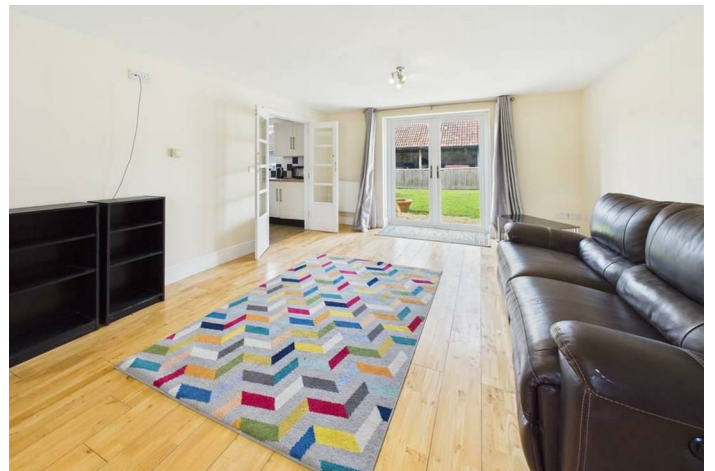
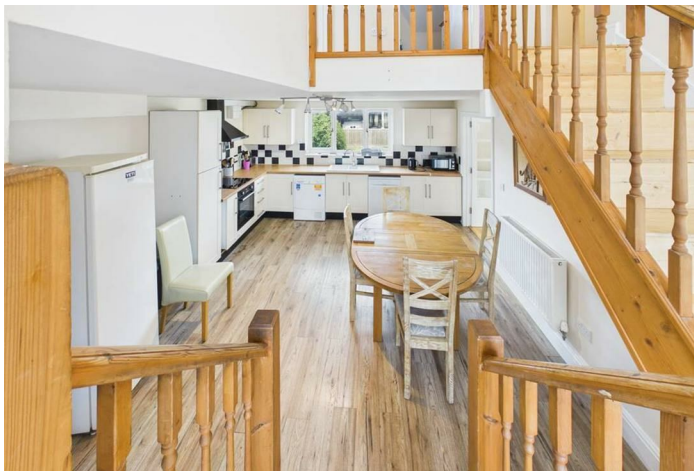




House - Semi-Detached (EPC Rating: C)

2, PAT-YAT, KEMBLE, CIRENCESTER, GL7 6AY

PCM

£1,200 PCM

CANNON ESTATES
SALES & LETTINGS



3 Bedroom House - Semi-Detached located in Cirencester

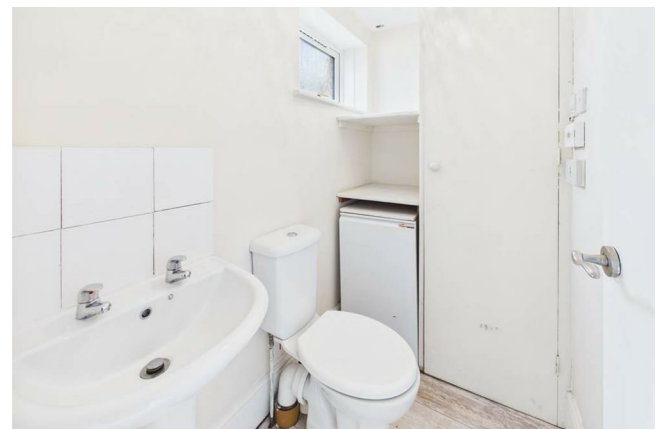
A spacious and characterful three-bedroom, semi-detached barn conversion in a rural setting near Kemble, Gloucestershire.

Offering approximately 988 sq ft of accommodation, this appealing property combines distinctive barn-style features with practical modern living. The interior benefits from an open-plan kitchen and dining area, a separate living room, and attractive wooden staircases leading to the first floor.

Location and Suitability

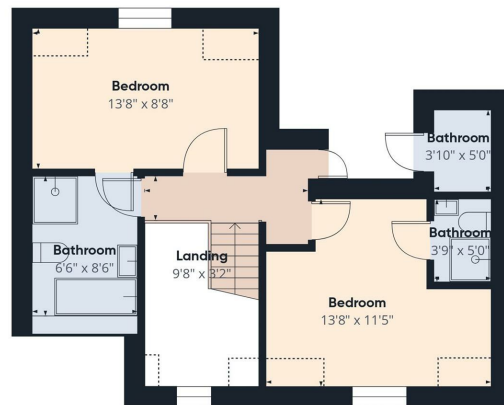
The property offers a distinctive home in a rural setting, within the wider Kemble area.

Please note: The property is situated next to a busy main road and an operational motor garage. Due to the potential hazards associated with the road and nearby commercial activity, it is not considered suitable for





Floor 0



Floor 1



Approximate total area^m
988 ft²

Reduced headroom
28 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

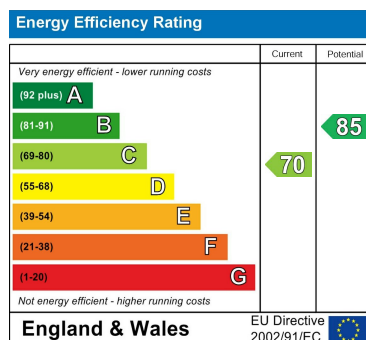
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Council Tax Band

D

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.

CANNON ESTATES
SALES & LETTINGS