



House - Mid Terrace

SPRING LAKE, STATION ROAD, SOUTH CERNEY, CIRENCESTER, GL7 5TH

Price Guide

£315,000

FEATURES

- Waterside location
- In the heart of The Cotswold Water Park
- Three bedrooms
- Two bathrooms
- Off road parking
- Fantastic sun terrace overlooking the lake
- Lake Brasserie within a few minute walk



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3 Bedroom House - Mid Terrace located in South Cerney

Nestled in the picturesque village of South Cerney, this charming mid-terrace house on Station Road offers a delightful blend of comfort and modern living, perfect for a holiday let or own use however, not main residence. The property boasts three bedrooms, making it an ideal home for families or those seeking extra space. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

Spring Lake has a bar/brasserie and a gym and is popular for the water-ski and inflatables during Spring, Summer and Autumn months there. Ideal as a holiday home investment. 999 year lease and 12 months holiday use. EPC Rating D. Council Tax Band C with option to register on business rates if holiday letting, meaning no council tax would be payable.

The heart of the home is a welcoming reception room, perfect for relaxation or entertaining guests. One of the standout features of this property is its stunning waterside terrace, providing a serene spot to unwind while enjoying the tranquil views of Spring Lake. Whether you fancy a morning coffee or an evening glass of wine, this outdoor space is sure to become a favourite retreat.

Additionally, the property comes with parking for one vehicle, a valuable asset in this desirable location. With no onward chain, you can move in without delay and start enjoying your new holiday home right away.

This lovely house is a rare find in South Cerney, combining modern amenities with

the charm of lakeside living. Don't miss the opportunity to make this delightful property your own.

Spring Lake is located on the outskirts of the Cotswold village of South Cerney and only a 10-15 min drive from the historic market town of Cirencester.



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Call us on

01285 706900

info@cannon-estates.co.uk

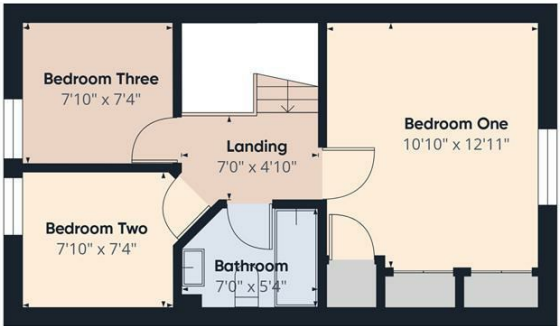
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Council Tax Band

C



Floor 0



Floor 1

Approximate total area⁽¹⁾

745 ft²

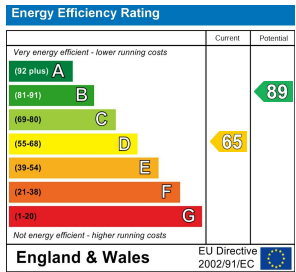
Balconies and terraces

311 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.

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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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