



NUMBER 4, GARDEN CLOSE
Somerford Road | Cirencester | Gloucestershire | GL7 1UW

HUGHES **HS** SEALEY

Welcome to...

NUMBER 4, GARDEN CLOSE

Welcome to Number 4, Garden Close – a delightful cul-de-sac located off Somerford Road housing a small selection of modern properties located within the heart of Cirencester and minutes from the town centre. Beautifully presented, the home enjoys spacious accommodation across the two floors and is complimented by off-road parking and an enclosed rear garden.

Whilst an ideal first-time purchase, the home at present is being used as a holiday let and is currently averaging a yearly income of circa £30,000 and bookings for 2024 are very strong.

The market town of Cirencester is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach. Cirencester benefits from high-street stores, independent specialist retailers and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, a leisure centre and a lovely outdoor swimming pool. Nearby are golf, tennis, riding, football, rugby and cricket.

There are excellent primary and secondary state schools and a sixth-form college campus. There are also good independent schools in the surrounding areas.

Returning to the property, the home benefits from a spacious entrance hall on the ground floor. Further rooms include a living room, dining room and modern fitted kitchen, plus to the rear of the property is a cloakroom.

Upstairs are two good-sized double bedrooms, both of which benefit from fitted storage. Originally, the home was a three-bedroom property, so if required, the larger of the two rooms could be divided, creating the third room.

Completing the property is a three-piece family bathroom, which underwent an extensive refit in 2023.









Explore outside... NUMBER 4, GARDEN CLOSE

Externally to the rear is an enclosed garden, which enjoys a high degree of privacy. The property also benefits from off-road parking and garaging.

AGENT'S NOTE:

As the property is used currently as a holiday let, should a purchaser want to retain the furniture within the property, this is available at an additional cost.

- A lovely two double bedroom home, offered for sale with no onward chain
- Located in the heart of Cirencester, minutes from the town centre
- Currently used as a holiday let, the home generates earnings of £30,000 per year

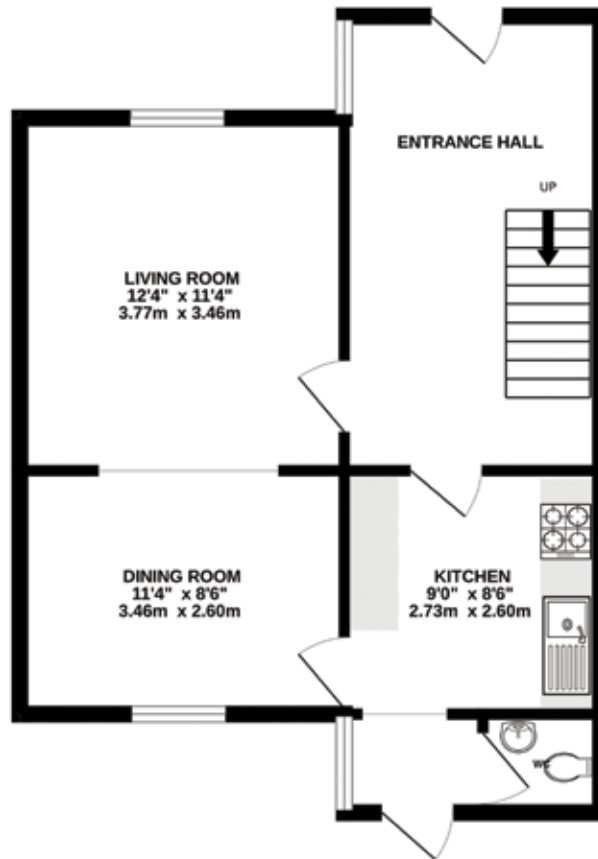
- Beautifully finished and ready to move in to/rent out straight away
- Spacious entrance hall, two reception rooms, modern fitted kitchen and cloakroom
- Kitchen offers a wealth of units which sit alongside a host of integrated appliances
- Two double bedrooms to the first floor, both with fitted storage
- Enclosed rear garden, allocated parking
- A property that comes with a high recommendation to view

DIRECTIONS

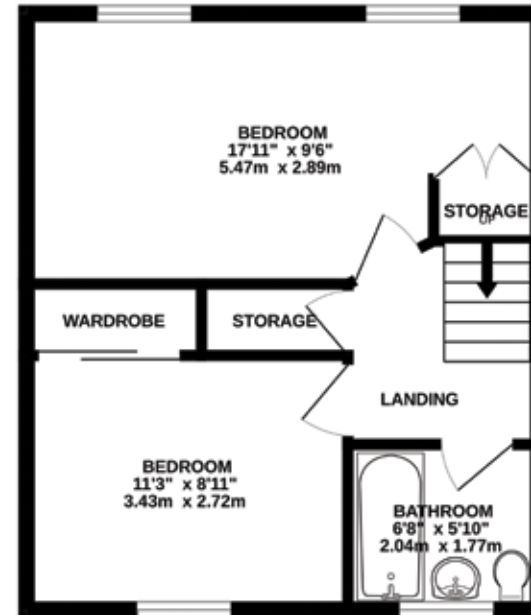
To locate the property, please enter the following postcode into your sat nav system: GL7 1UW. Upon entering the close, the property can be located on your left.



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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