

22 Foss Field, Winstone, Cirencester, Gloucestershire, GL7 7JY

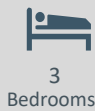


- Semi - detached home • Three bedrooms • Sitting / dining room • Kitchen • Bathroom and cloakrooms
- Generous sized rear garden • Garage and off-street parking • EPC E

Offers in excess of
£325,000

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Key Features



About the property

Offered for sale with no onward chain, this three-bedroom semi-detached home is situated within the attractive Cotswold village of Winstone, conveniently positioned for access to both Cirencester and Cheltenham. Requiring modernisation throughout, the property represents an exciting opportunity for a buyer looking to create a home to their own style and specification, with further potential to reconfigure the existing accommodation if desired.

The accommodation is arranged over two floors, with the ground floor comprising an entrance porch leading into a generous open-plan sitting/dining room, where bifold doors open directly onto the rear garden. There is also a kitchen and separate cloakroom, with the existing layout providing good scope for updating and remodelling to create a more contemporary living space.

To the first floor are three bedrooms, a family bathroom and separate WC, all offering further opportunity for improvement and modernisation.

Outside, the property has a front garden with a pathway leading to the entrance, while the generous rear garden is a particular feature, providing plenty of space for enjoying the outdoors. A studio/workshop within the garden offers useful additional space for home working, hobbies or storage.

This property is subject to a covenant under the 157 Housing Act 1985. This covenant is entered on the title of all homes originally sold under the Right to Buy Scheme in the Cotswold area of Outstanding Natural Beauty. This is to ensure homes developed with public funding are retained by people with a local connection and who will live in the

property as their only home. In accordance with the statute, consent is also needed if the property is to be let.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions - What 3 Words
smashes.starlight.partner

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - Oil

Local Authority

Cotswold District Council
Council tax Band - C

Our reference

280926SM
E: cirencester@perrybishop.co.uk





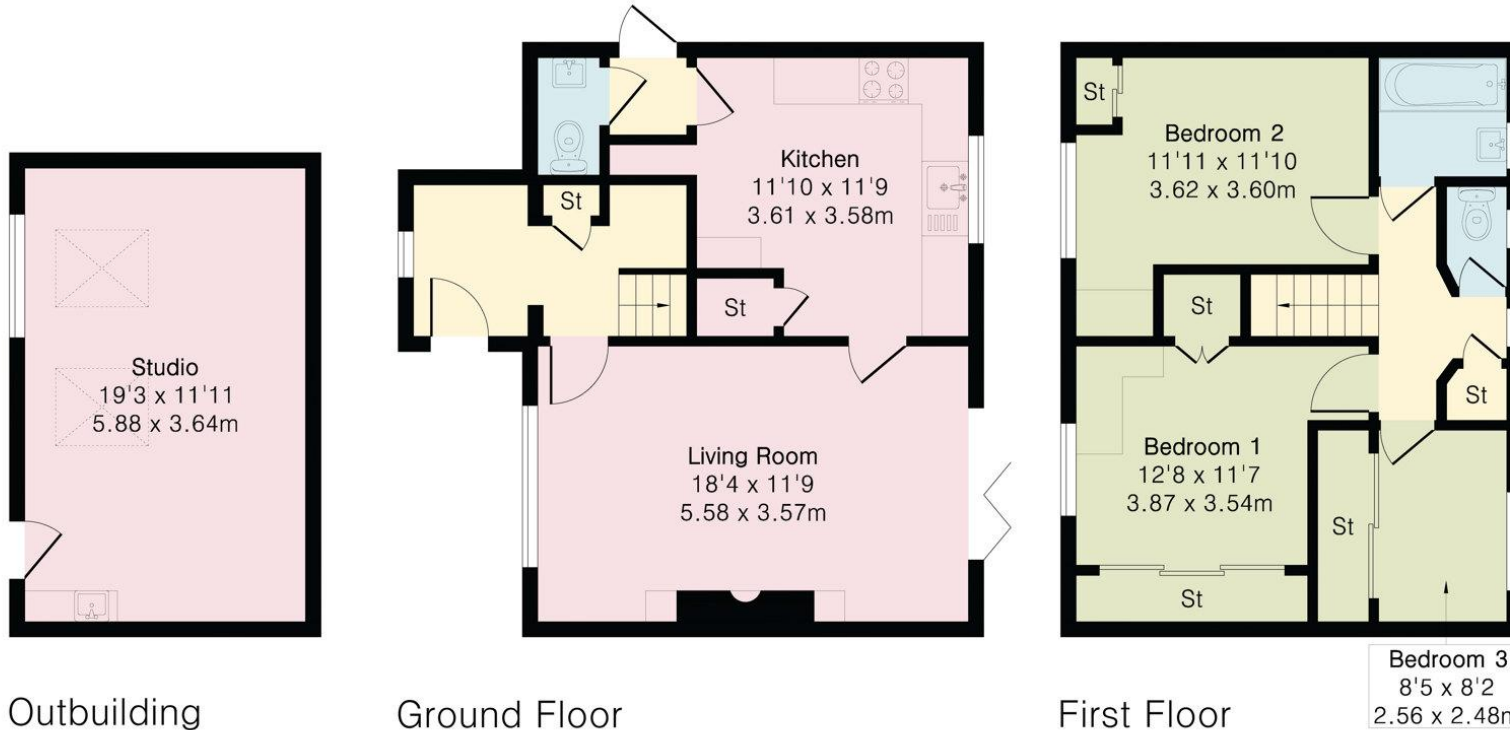


**Approximate Gross Internal Area 912 sq ft - 85 sq m
(Excluding Outbuilding)**

Ground Floor Area 473 sq ft – 44 sq m

First Floor Area 439 sq ft – 41 sq m

Outbuilding Area 230 sq ft – 21 sq m



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

