

14 Elphick Road, Cirencester, GL7 2JT



- Detached bungalow • Two bedrooms • Fitted kitchen • Sitting Room • Wet room
- Southerly facing rear garden • Garage and off-street parking • EPC F

Guide Price £325,000

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14 Elphick Road

Cirencester

Key Features



2
Bedrooms



1
Bathrooms



1
Receptions

About the property

Situated in the highly sought-after residential area of Stratton, on the northern edge of Cirencester, this well-presented two-bedroom detached bungalow offers comfortable single-storey living, together with a private garden, driveway parking and a garage.

The accommodation is accessed from the side of the property into a welcoming entrance hall. There is a generous sitting room featuring an electric fireplace, while the modern kitchen is fitted with a range of contemporary wall and base units, an electric oven and hob, with space for additional appliances.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes,

together with a modern wet room completing the accommodation.

Externally, the property is pleasantly positioned within a pedestrianised setting to the front, while to the rear it is set well back from the road with driveway parking and access to a single garage.

The enclosed rear garden has been attractively landscaped to provide a private and low-maintenance outdoor space, ideal for relaxing and entertaining.

Additional Information

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

We ask our clients about known legal aspects such as rights of way, restrictions and accessibility information. If there is anything further you would like to know, please contact the office.

Directions - What 3 Words -afterglow.fully.deeply





Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Electric

Local Authority

Cotswold District Council

Council tax Band - D

Our reference

06102026SM

We'd love to hear from you

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what the owner said

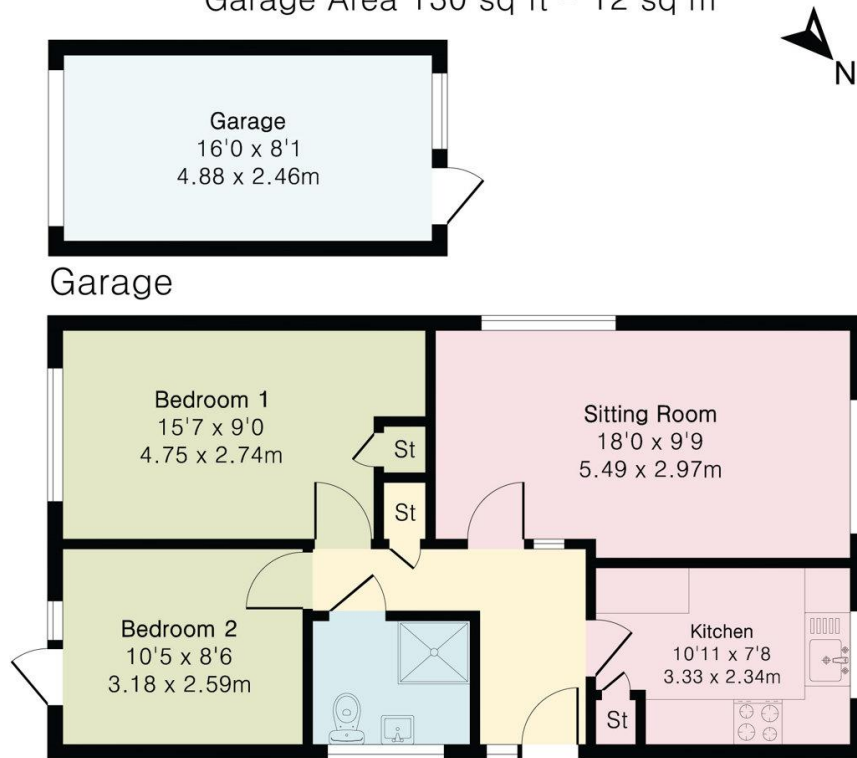
Quiet, nice and safe neighbourhood.



**Approximate Gross Internal Area 745 sq ft - 69 sq m
(Including Garage)**

Ground Floor Area 615 sq ft – 57 sq m

Garage Area 130 sq ft – 12 sq m



Ground Floor

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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.

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