



London Road  
Poulton  
Cirencester  
Gloucestershire  
GL7

Offers In Excess Of £435,000

bettermove

# London Road Cirencester

Bettermove are proud to present this 3 bedroom semi-detached house in Poulton, available with no forward chain.

The property benefits from double glazing, wood burner, and oil central heating throughout, with off street parking available in the village, a short 20 meters away.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, dining room, utility room and fitted kitchen on the ground floor. The first floor consists of three double bedrooms and the family bathroom. The exterior boasts a private rear garden, laid with both lawn and patio areas, with views of the surrounding countryside, perfect for enjoying the summer months.

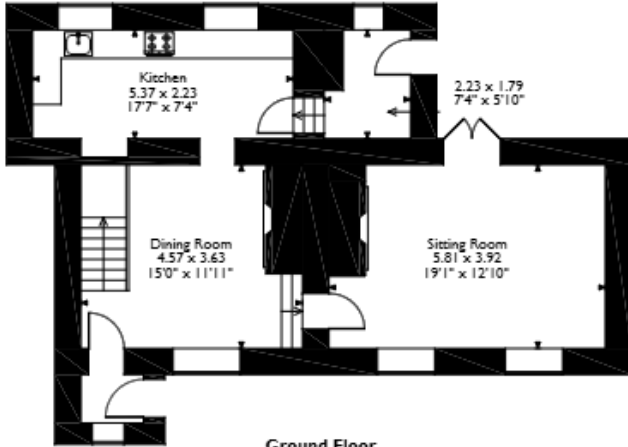
Located in the popular town of Cirencester, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Kemble train station (10.5 miles), local bus routes, and quick access to the A417.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

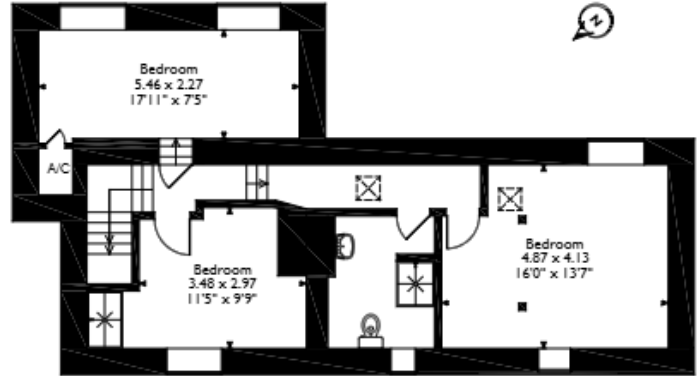
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London Road, Poulton, Cirencester, Gloucestershire  
Approximate Gross Internal Area  
131 Sq M/1410 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 32                      | 78        |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>                                                  |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 | 28                      | 70        |
| England, Scotland & Wales                                       |                         |           |
|                                                                 | EU Directive 2002/91/EC |           |



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