

8
ROBERT FRANKLIN WAY



WHITAKER
SEAGER

8, ROBERT FRANKLIN WAY, SOUTH CERNEY, CIRENCESTER, GL7 5UD

AN EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME

• Master bedroom with ensuite • Three further bedrooms • Sitting Room open to • Dining Room • Kitchen • Family Bathroom • Integral Garage • Plenty of private parking • Enclosed garden

Description

Set back off a residential road on the fringes of this popular village, lies this well presented family home. Originally built as a three bedroom house, this property over the years has undergone a programme of improvements including an extension to the garage, porch and kitchen in addition to the construction of the master bedroom with ensuite.

Off the hall there is access to the integral garage (subject to building regulations this space could be converted into further living accommodation if required) Sitting Room and Kitchen. The Sitting Room which overlooks the front garden is open plan to the Dining Room; both benefit from a wooden block floor. A door from the Dining

Room conveniently leads out to a patio. The 'L shaped' fitted kitchen houses built in appliances consisting oven, hob, extractor, fridge and freezer; it also has a door leading out to the garden.

On the first floor the staircase splits into two. The master bedroom with ensuite shower room and built in wardrobe is found on the right and the rest of the bedrooms including the family bathroom are located on the left. Bedrooms two and three are good double rooms both with fitted wardrobes and the fourth bedroom is currently utilised as a home office. The refitted family bathroom services these rooms.



Offers in the region of
£375,000

Please ask to see the virtual walking tour prior to booking a viewing.

New Government guidelines for social distancing must be adhered to during any viewing.



Outside

There is a mature open plan garden to the front, along with an extended drive leading to the garage and offering private parking for several vehicles. A side alley with pedestrian gate leads into the enclosed rear garden. Two level lawn areas are split with a central path leading to a shed at the rear. A patio suitable for outdoor entertaining can be found directly outside the dining room.

Directions

Take the South Cerney/Ashton Keynes junction off the A419 onto the B4696 known locally as the Spine Road. After approximately half a mile turn right into Station Road. Continue to the edge of the village and turn first right into Robert Franklin Way. The house can be found on the right hand side.

Location

South Cerney is believed to be the largest village in Gloucestershire; it sits on the banks of the River Churn between Cirencester market town known as 'the Capital of the Cotswolds' and Swindon. It has a thriving community and abundance of facilities and amenities including: - Ann Edwards Church of England primary school, Church of All Hallows parish church, several pubs, a couple of small supermarkets, post office, hairdressers, dentists, pharmacy, Indian take away and a fish & chip shop. Cotswold Water Park is made up of 140 lakes and offers extensive water based activities. On the outskirts of the village there is also a 18 hole golf course. Fenton's community centre and the village hall are host to a plethora of clubs.

General Information

Tenure: Freehold

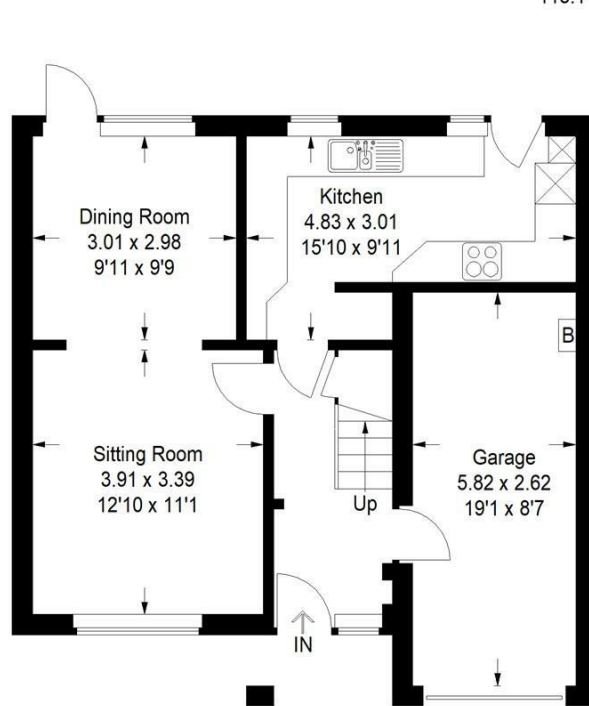
Postcode: GL7 5UD

Viewing: Strictly by appointment through Whitaker Seager.

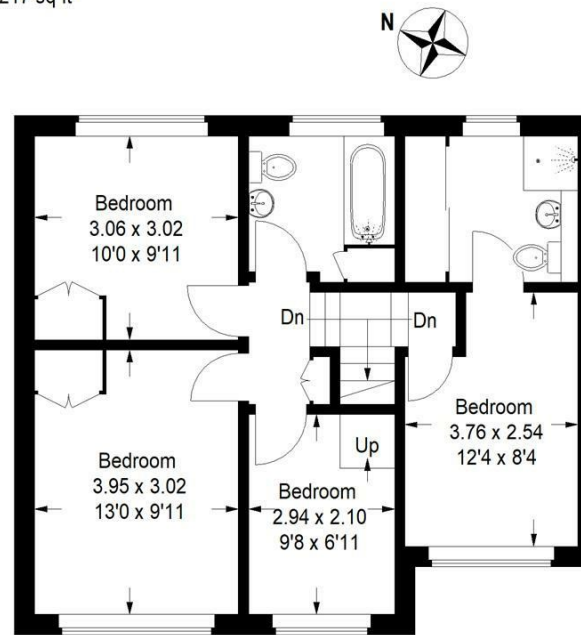
Fixtures and Fitting: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: cotswold district. Council Tax Band C and EPC rating D

Approximate Gross Internal Area (Including Garage)
113.1 sq m / 1217 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID649107)

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

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