

2 Bed Terraced In Peckham Walk Cirencester, Cirencester, GL7 1FB £78,000





## SHORT DESCRIPTION

Property Ref: 13564 Council Tax:C \*\*Property Description:\*\* Welcome to Peckham Walk, Cirencester, GL71FB! This charming 2-bedroom mid-terrace house offers comfortable and modern living in a highly sought-after location. Step inside to find a spacious living room with patio doors that open directly into a lovely rear garden, perfect for entertaining or simply enjoying the outdoors. The living room is a bright and welcoming space, ideal for relaxing with family and friends. The property features two double bedrooms, providing ample space for a small family or professionals seeking extra room. Both bedrooms are designed with comfort in mind, offering plenty of natural light and storage options. A key highlight of this home is the energy-efficient heat pump source heating and water system, ensuring you stay warm while keeping energy costs low. The house also includes a downstairs toilet and washroom for added convenience. The exterior of the property boasts a small front garden, adding to the home's curb appeal. Additionally, there are two allocated car parking spaces, providing hassle-free parking. Don't miss the chance to make this delightful house your new home. Contact us today to arrange a viewing and experience all that Peckham Walk has to offer!



**Bed Room(s)**



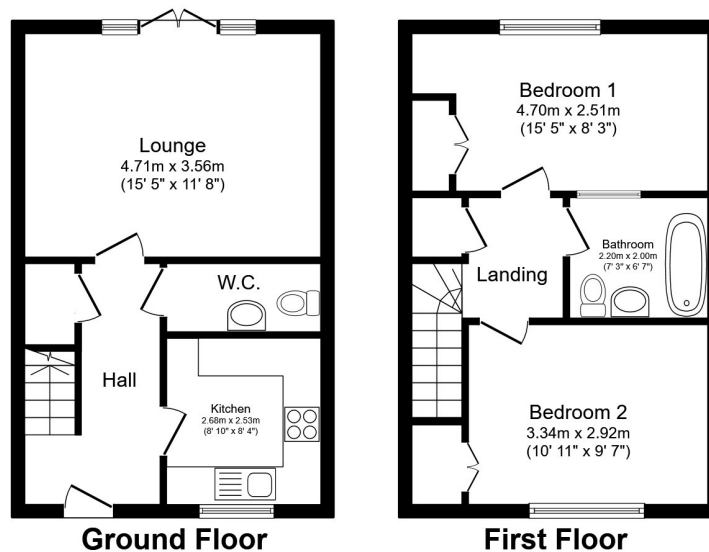
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 70.6 m<sup>2</sup> (760 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# EPC GRAPH

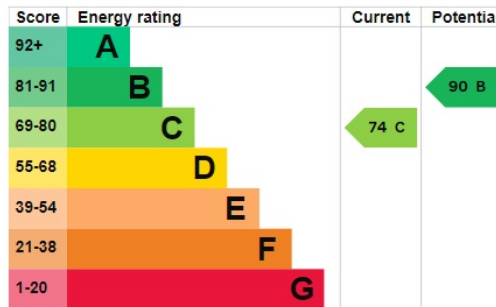
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All measurements are a maximum and include wardrobes and bay windows where applicable.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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