





## 50 Oak Way, Cirencester, Gloucestershire.

### Directions

Please use the postcode GL7 5XX or call the office at any time for detailed directions from your location.

### Summary

A well-positioned two bedroom home tucked away in a quiet close within this highly regarded village, offering excellent potential for buyers looking to put their own stamp on a property.

The accommodation includes a spacious living room opening onto the rear garden, a fitted kitchen and two first floor bedrooms, alongside an enclosed rear garden and allocated parking for two cars.

Requiring some updating but offering fantastic value for the location, the property will appeal to first time buyers, downsizers, investors or anyone keen to create a home to their own taste.

### Step inside

An entrance porch leads through to the inner hallway, providing a practical welcome to the home.

To the left sits the kitchen, fitted with a range of storage units and offering space for appliances, creating a functional space with scope for modernisation should a buyer wish to update over time.

To the rear of the property is a generously proportioned living room which provides the main social space of the home. With room for both seating and dining furniture, it enjoys good natural light and a door opening directly out to the rear garden. Stairs rise from the living room to the first floor.

Upstairs, the property offers two bedrooms. The principal bedroom is a comfortable double and benefits from a built-in wardrobe, while the second bedroom provides a useful guest room, nursery or home office. Completing the accommodation is the family bathroom, fitted with a bath, wash basin and WC.

### Step outside

To the front of the property is a small garden area which many neighbouring properties have adapted to create additional parking, offering similar potential if desired.

To the rear, the garden is enclosed and designed for ease of maintenance, currently laid to patio with space for seating, planting or further improvement depending on a buyer's vision. Allocated parking is located nearby, providing convenient everyday parking for two cars.

### Area insights

The property enjoys a peaceful position within a quiet residential close in one of the area's most desirable villages.

Local amenities are within easy reach and include everyday shops, pubs, cafés and leisure facilities, creating a strong sense of community while still providing practical day-to-day convenience.

The surrounding countryside is easily accessible, offering numerous walking and cycling routes across the wider Cotswold landscape, while nearby towns provide a wider range of shopping, schooling and transport connections.

This balance of village charm, local amenities and accessible surroundings continues to make the location consistently popular with buyers.

### Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

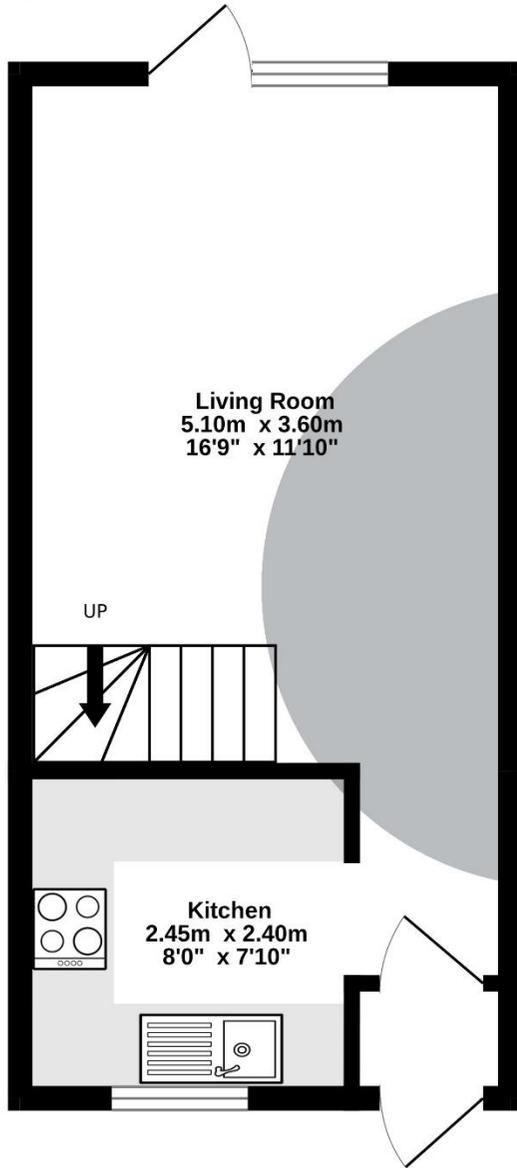
### Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

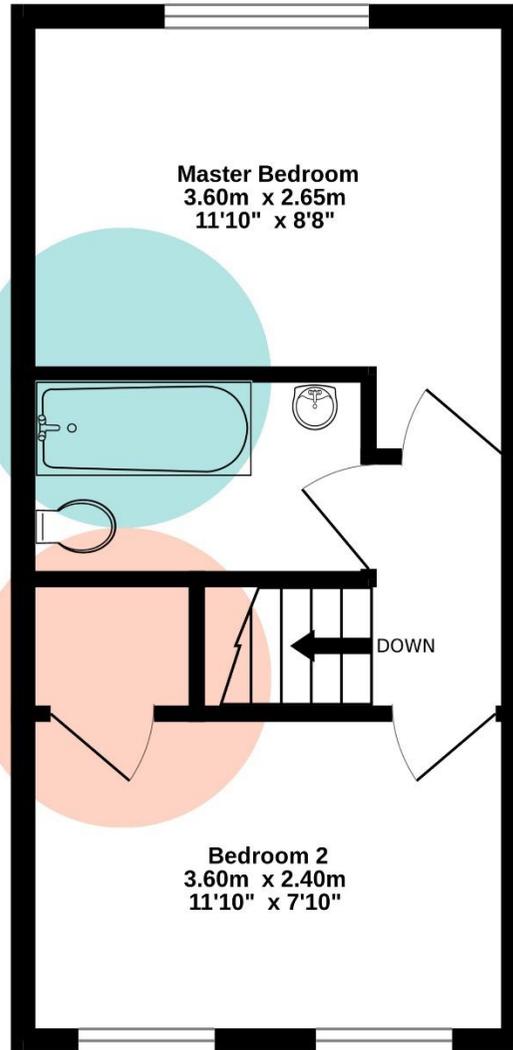
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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