



COATES LANE, COATES
GUIDE PRICE £350,000

MOORE ALLEN
& INNOCENT

8, COATES LANE, COATES, CIRENCESTER, GL7 6JU

Modernised mid terraced property recently renovated to a high standard in the sought after village of Coates, three bedrooms ensuite and rural views. Offered with no onward chain.

Located in the sought-after village of Coates, just outside Cirencester, 8 Coates Lane offers a beautifully extended three-bedroom home with stunning countryside views. Perfect for commuters, it provides easy access to the London Paddington rail link in nearby Kemble.

Recently refurbished, the ground floor features a spacious, modern kitchen/dining/family room with two sets of bi-folding doors leading to the large rear garden, perfect for outdoor entertaining. A utility room, downstairs cloakroom, and a sizeable home office/study complete the ground floor. The living room includes a contemporary wood burner and additional bi-folding doors opening to the garden.

Upstairs, the three double bedrooms, including a main bedroom with ensuite, benefit from open views of the village and farmland. The large rear garden, approximately 90 feet in length, enjoys a sunny aspect and peaceful countryside views.

Section 157 Local Purchaser Restriction

As part of former Local Authority housing, 8 Coates Lane requires local authority consent for purchase. Buyers must have lived and worked in Gloucestershire or the Cotswolds AONB for at least three years. Other

applications may be considered after a minimum of 8 weeks of marketing. Visit the Council's website for guidance.

LOCATION

Located just outside Cirencester, Coates is a picturesque village offering a peaceful rural lifestyle with easy access to modern conveniences. Surrounded by scenic countryside and close to Kemble station with direct trains to London Paddington, it's ideal for commuters and families alike. With a welcoming community, and beautiful walking routes, Coates perfectly blends Cotswold charm with practical town access.

SERVICES: We believe the property is connected to all mains services. EPC E (54)

OUTGOINGS: The property has been placed in Band 'C' for Council Tax purposes; charges 2024/25 £1,875.86.

LOCAL AUTHORITY: Cotswold District Council, 01285 623000

TENURE: Freehold, offering vacant possession upon completion.

BROADBAND & MOBILE: signal checker via www.ofcom.org.uk



GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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