

## Ormand Close, Cirencester, Gloucestershire, GL7 1GN



Four bedroom detached family home • Two en-suites and family bathroom • Sitting room, lovely fitted kitchen/diner • Utility room and separate cloakroom • Accommodation over three floors • Single garage, driveway parking for two vehicles • Gardens and no onward chain • EPC C

# Ormand Close,

Cirencester, Gloucestershire, GL7 1GN

## Key Features



4  
Bedrooms



3  
Bathrooms



1  
Reception

## About the property

An attractive four bedroom detached family home sitting in this popular area on the outskirts of Cirencester, well placed to be close to a wide range of amenities and facilities.

The light and airy accommodation is arranged over three floors and briefly comprises an entrance hall where there are stairs to the first floor and a door to the cloakroom. The sitting room enjoys a dual aspect, including a bay window to the front. The kitchen/diner has been well fitted and has a generous range of units with working surfaces over, some integral appliances, and matching wall cupboards. In the dining area there is ample room for a table and french doors leading to the rear garden. The utility room has matching units to the kitchen and again has a door leading outside.

At first floor level, the landing leads to two of the bedrooms, one having the added advantage of an en-suite bathroom, the other having fitted wardrobes and an en-suite shower room.

Stairs on the landing lead to the second floor where there are two further bedrooms and a family shower room.

Outside, there is a small open plan garden to the front with flower/shrub borders and a pathway to the front door. The rear garden is well-enclosed and has a good degree of privacy. There is a lawn area, flower/shrub borders, and a paved patio offering a place to sit, relax and entertain. A pedestrian gate at the rear leads to driveway parking for two vehicles and a single garage.

## Amenities

The market town of Cirencester is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, and weekly market, there are several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester also boasts a cottage hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

## Directions

From our office in Cirencester proceed through the Market Place into Dyer Street. Go straight over the traffic lights, at the roundabout go straight over and immediately bear right onto London Road. Continue to the mini roundabout and turn left. This road leads into Forstall Way, follow it round to the right and then turn left into Ormand Close.

What 3 Words: [///modern.buying.juices](#)

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band: E

## Our reference

CIR/JC/RN/25112024

## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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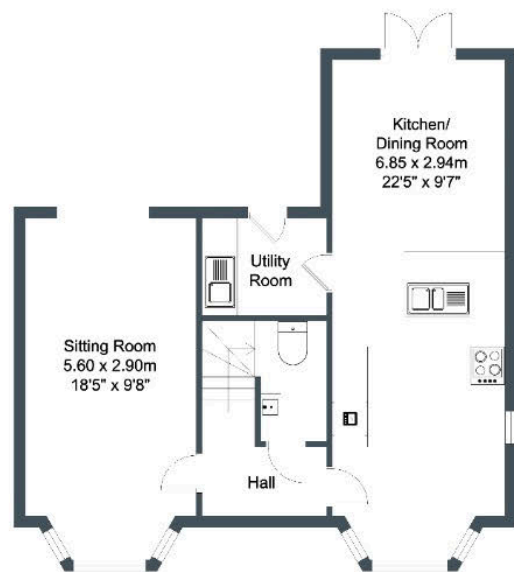




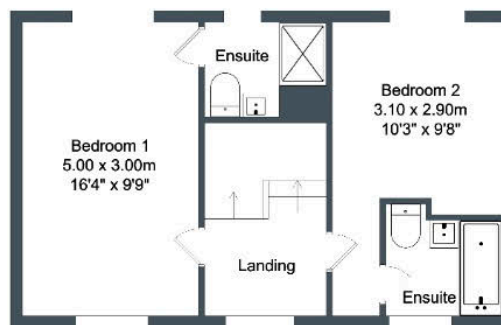




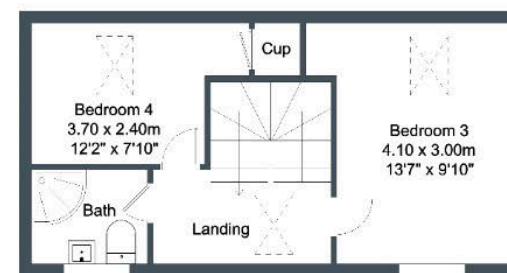
Total Approx Floor Area 1320 Sq.Ft. (122 Sq.M.)



Ground Floor  
Approx. Floor Area  
549.5 Sq.Ft. (51.0 Sq.M.)



First Floor  
Approx. Floor Area  
420.36 Sq.Ft. (39.0 Sq.M.)



Second Floor  
Approx. Floor Area  
350.56 Sq.Ft. (32 Sq.M.)

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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.