

# PerryBishop

PROPERTY MADE PERSONAL

**Southgate Mews**, Cirencester, Gloucestershire, GL7 1HH



Semi-detached bungalow • One bedroom • Sitting room with picture window • Kitchen with space for appliances • Good size garden • No onward chain • Parking space • EPC C





# Southgate Mews,

Cirencester, Gloucestershire, GL7 1HH

## Key Features



1  
Bedroom



1  
Bathroom



1  
Reception

## About the property

Conveniently placed in a tucked away area of Cirencester, close to the town centre and a range of amenities and facilities.

This beautifully presented semi-detached one-bedroom, sitting just off Watermoor Road, is approached into an entrance hall with doors off into the bedroom, which has a picture window to the front. The bathroom has a white suite with a shower over the bath. The kitchen/breakfast room has a range of cupboards, is dual aspect and a door leads into the sitting room where there is a picture window overlooking the garden.

Outside the gardens are well-enclosed, offering a degree of privacy. The garden extends into an area of lawn, which leads round to the side of the property. The property benefits from one parking space.

## Amenities

The market town of Cirencester dates back to Roman times and 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, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

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

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

## Directions

From our office in Silver Street turn left into Castle Street, and into the Market Place. Keep going into Dyer Street and at the traffic lights take the third exit into Victoria Road. Follow Victoria Road to the end and at the T junction turn left. Where the road bends to the right go straight on and just before City Bank Road there is a gravel car park. The property can be found on the left hand side behind the wooden gate.

## Services & Tenure

The tenure is Freehold. Mains water, drainage, gas and electricity are connected.







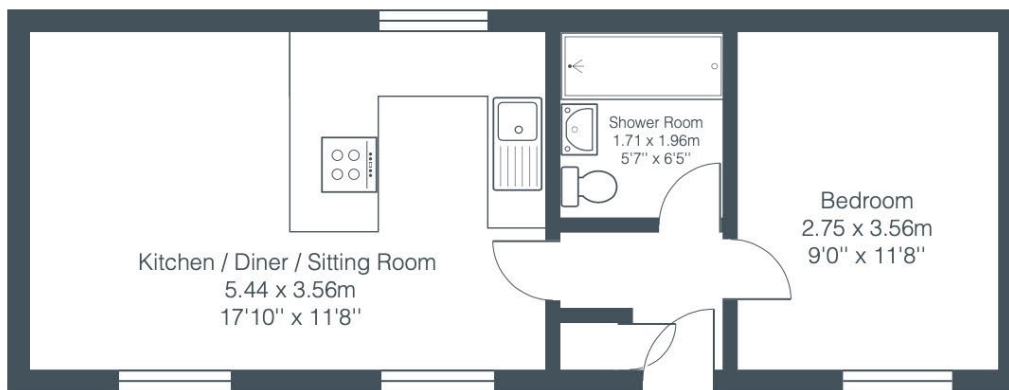
**Local Authority**  
Cotswold District Council

Council Tax Band: B

**Our reference**  
CIR/JC/RN/10042024

**We'd love to hear from you**  
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Total Area: 36.4 m<sup>2</sup> ... 392 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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**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.

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