

Chesterton Grove, Cirencester, Gloucestershire, GL7 1XN



Period extended semidetached family home • Three bedrooms • Sitting room, dining room • Kitchen/breakfast room • Generous rear garden • Driveway parking and garage • Sitting in one of Cirencester's prime cul-de-sacs • EPC D

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Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A delightful and extended three-bedroom semi-detached family home nestling in what is regarded as one of Cirencester's most popular locations. This attractive period home enjoys a most generous sized plot and is well placed on the edges of the town of Cirencester and close to all of its amenities and facilities.

The accommodation is arranged over two floors and briefly comprises of an entrance hall where there are stairs to the first floor and a door to the cloakroom. The sitting room, which has been extended, has an attractive stone fireplace and hearth with a fitted goal-effect gas fire. There is a dining room to the front and the kitchen/breakfast room which again has been extended and has a range of wall and base units with working surfaces over. A door leads into the inner hallway where there is a utility cupboard and a door to the outside.

At first floor level, the landing leads to the three bedrooms with the principal two having fitted wardrobes. There is a main family bathroom which has a separate shower over the bath and a separate wc.

Outside, the gardens are a particularly fine feature of this property. There is ample driveway parking which leads to the side where there is a single garage. The rear garden is generous in its proportion and enjoys a good degree of privacy. It is predominantly laid to lawn with well-stocked flower/shrub borders and a choice of patio areas to sit, relax, or entertain.

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 a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all

tastes. Cirencester boasts a community hospital, leisure centre, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool.

Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club. There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

Directions

From our office in Cirencester proceed along Castle Street turn left into Sheep Street, keep to the left hand side go straight over the mini roundabout, continue to the junction turning right onto Chesterton Lane, turn first left into Chesterton Grove and the property can be found on the left hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/JC/RN/07022024

We'd love to hear from you

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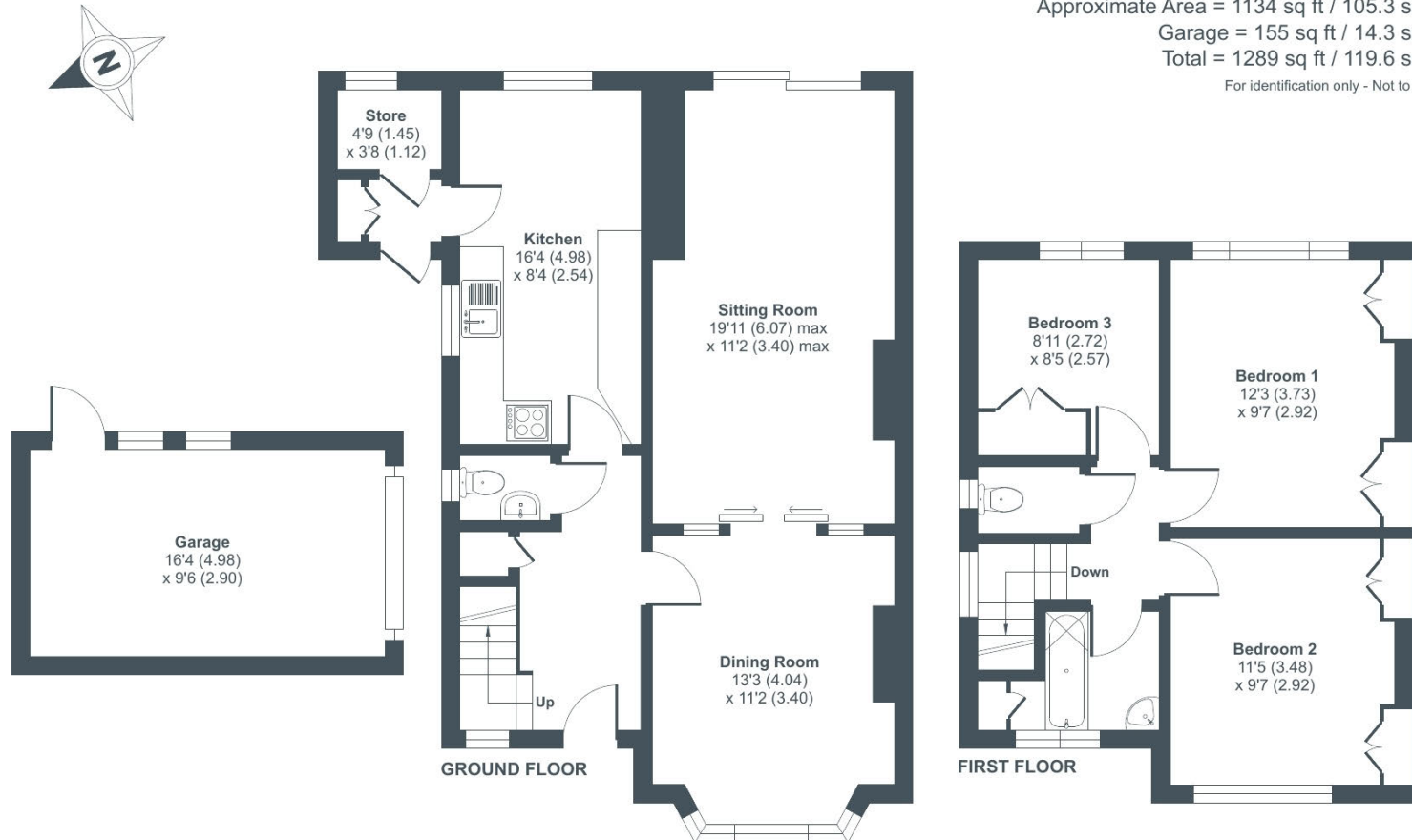
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Approximate Area = 1134 sq ft / 105.3 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1289 sq ft / 119.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1081926



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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.

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