

Berry Hill Crescent, Cirencester, Gloucestershire, GL7 2HG



Semi-detached family home • Four Bedrooms • Substantially extended • Kitchen dining room • Utility room & cloakroom • Southerly facing rear garden • Off street parking • Within a mile's walk of Cirencester town centre • EPC C

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Cirencester, Gloucestershire, GL7 2HG

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Situated in a sought-after location, within a mile's walk of Cirencester town centre, is this substantially extended, semi-detached four bedroom family home.

The well-presented accommodation is arranged over two floors with the ground floor comprising entrance hall with cloakroom and storage cupboard off, sitting room partly divided by a fireplace naturally creating two distinct areas, a large kitchen dining room that opens out the rear garden, the ground floor is completed by a generous utility room offering a secondary entrance.

The first floor consists of the four bedrooms, a large principal bedroom with walk-in wardrobe and en-suite shower room, the other three bedrooms are serviced by a separate family bathroom.

Outside, to the front is off street parking along with lawned area, while to the rear is a southerly facing rear garden laid to patio and lawn.

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 and independent specialist retailers, a weekly market and a twice monthly farmers' market. Just outside the town there is a weekly cattle market. There are also a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

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

Cirencester also boasts a cottage hospital, a leisure centre including a swimming pool and gym. There is a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket. The town also benefits from being on the edge of the ever popular Cotswold Water Park with all the activities that has to offer.

Directions

From our office in Cirencester turn left to the traffic lights. Turn left into Gosditch and follow into Dollar Street. At the end of the road bear right into Spitalgate Lane and continue to the traffic lights. Go straight over onto The Whiteway and take the second turning left into Berry Hill Crescent and the property can be found on the left hand side.

Services & Tenure

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

Local Authority

Cotswold District Council.

Council Tax Band ~ C

Our reference

CIR/SW/KW/20062023

We'd love to hear from you

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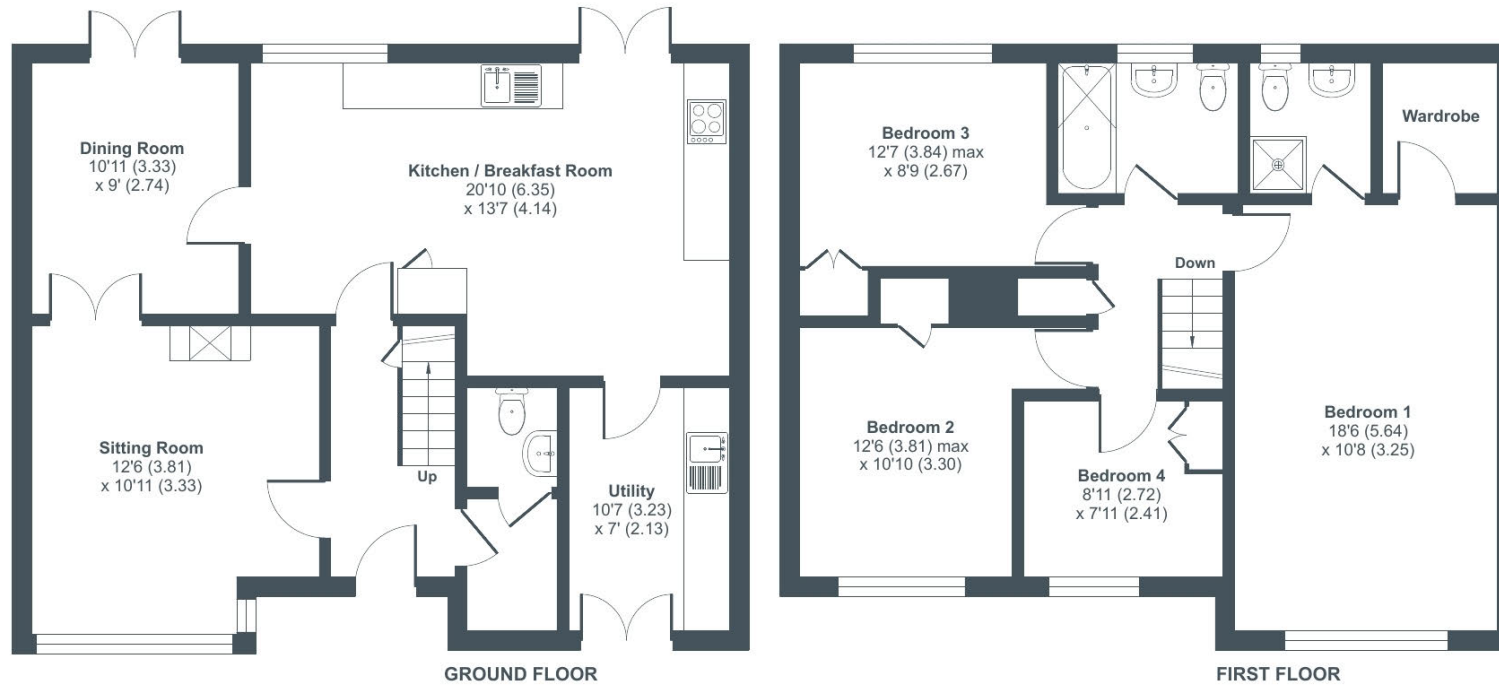




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Approximate Area = 1430 sq ft / 132.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 999964



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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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