

Cirencester, Gloucestershire, GL7 2PX



Semi-detached home • Three bedrooms • Modern kitchen • Sitting dining room and conservatory • South westerly facing rear garden • Off street parking • Integral garage • Less than half a mile's walk of the town centre • EPC D

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Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Situated within one of Cirencester's most sought after locations, less than half a mile's walk of the town centre, is this well presented three bedroom semi-detached home benefitting from an integral garage, off street parking, a south westerly facing rear garden and a recently installed gas central heating boiler.

The accommodation is arranged over two floors with the ground floor comprising entrance porch, cloakroom, entrance hall with access into the integral garage, modern kitchen with integrated appliances, spacious sitting dining room and conservatory that leads out to the rear garden. The first floor provides the three and well-proportioned bedrooms and a modern bathroom.

Outside, to the front, driveway parking leads to the garage and a useful integral storage cupboard. Gated side access opens in to a private and well-tended garden benefitting from a south westerly aspect.

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 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.

Directions

From our office in Cirencester turn left into the Market Place, proceed through the Market Place following into Dyer Street. At the traffic lights continue straight over and take your next left into Corinium Gate.

Services & Tenure

The Tenure is Freehold.

Local Authority

Cotswold District Council.

Council Tax Band ~ D

Our reference

CIR/SW/KW/10032023

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk







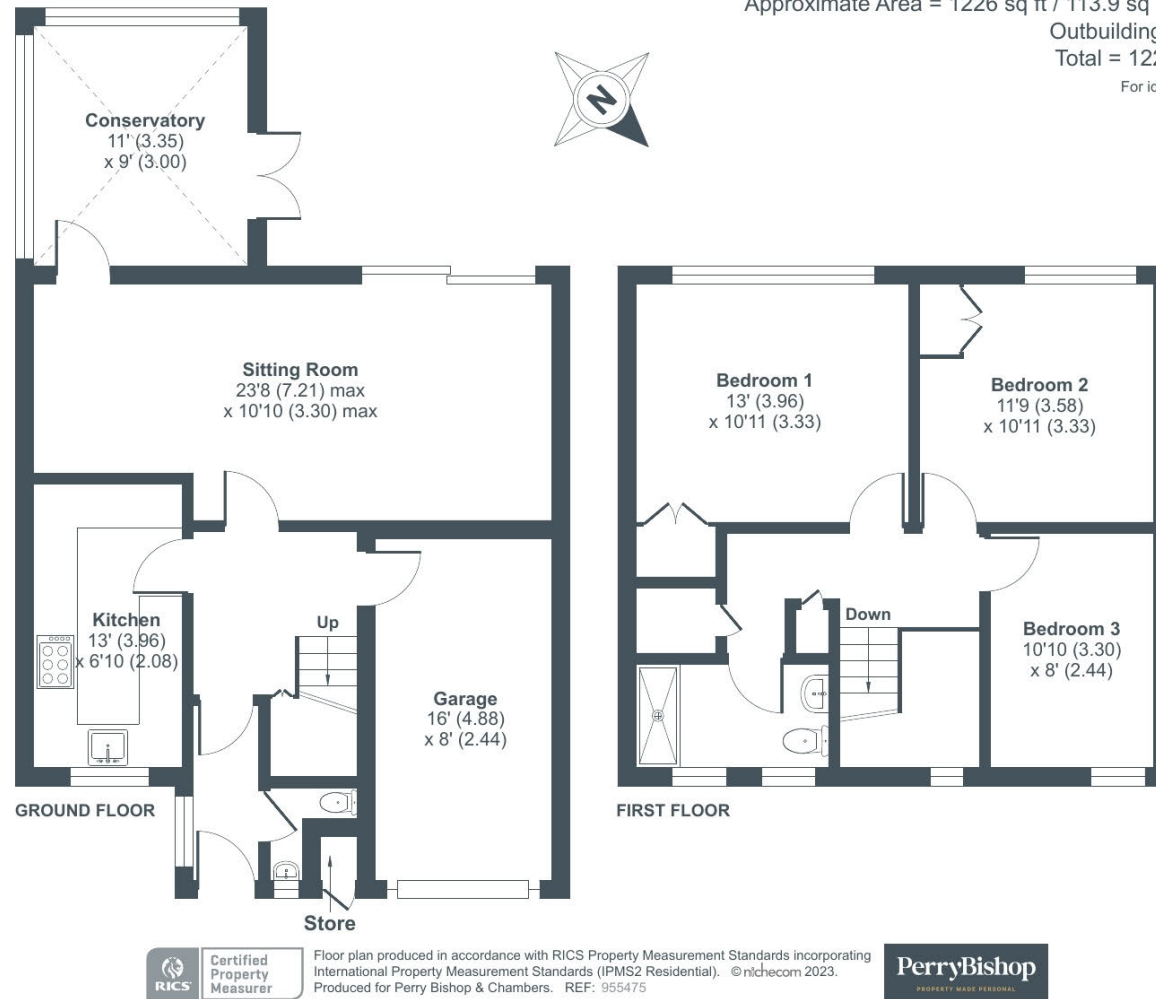
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Approximate Area = 1226 sq ft / 113.9 sq m (includes garage)

Outbuilding = 3 sq ft / 0.3 sq m

Total = 1229 sq ft / 114.2 sq m

For identification only - Not to scale



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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.

