

Cirencester, Gloucestershire, GL7 2BA



Grade II listed townhouse • Cirencester town centre location • Off-street parking for two vehicles • Kitchen breakfast room • Dual-aspect dining and sitting rooms • Bathroom & en-suite shower room • Gated courtyard garden • NO ONWARD CHAIN

## Cirencester, Gloucestershire, GL7 2BA

### Key Features



3  
Bedrooms



2  
Bathrooms



2  
Receptions

### About the property

Offered with no onward chain, this beautifully presented three bedroom Grade II listed townhouse boasts a prime Cirencester town centre location and the rare benefit of off-street parking for two vehicles.

Full of character and charm, the property is arranged across three floors. The ground floor features an inviting entrance hallway with a cloakroom, a triple aspect kitchen breakfast room, and dual-aspect dining and sitting rooms - the latter showcasing an impressive inglenook stone fireplace and stairs rising to the first floor.

On the first floor, you'll find two double bedrooms served by a modern fitted bathroom, while the top floor is dedicated to the principal bedroom with its own en-suite shower room.

Outside, a gated courtyard garden to the rear, with its sunny southerly aspect, offers a delightful space for outdoor relaxation.

### Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

### Amenities

Thomas Street is an attractive street in the old part of Cirencester, predominantly lined with an interesting mixture of period cottages and more substantial town houses, within a 0.25 mile walk of the Market Place, town centre.

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 turn right into Castle Street, bearing right at the end of the road. Following the one way system, take the first turning on the left hand side. Bear round to the right hand side into Thomas Street with the property sitting on the right hand side towards the end of the road nearing the junction with Dollar Street.

What3Words /// evolution.vowel.ignore

### Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

### Local Authority

Cotswold District Council.

Council Tax Band D.

### Our reference

CIR/SW/CDH/02092025

### We'd love to hear from you

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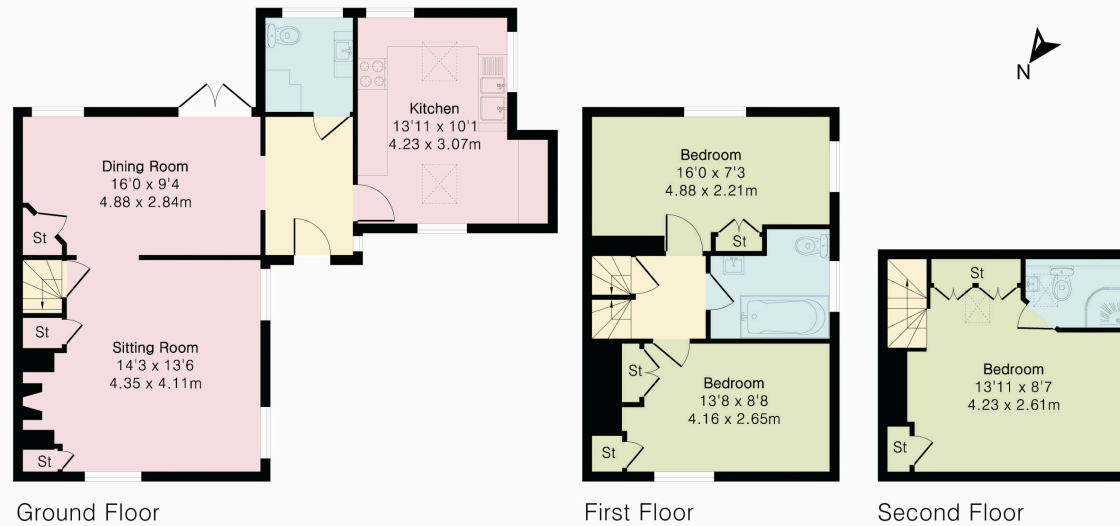


### Approximate Gross Internal Area 1197 sq ft - 111 sq m

Ground Floor Area 618 sq ft – 57 sq m

First Floor Area 360 sq ft – 34 sq m

Second Floor Area 219 sq ft – 20 sq m



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PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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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