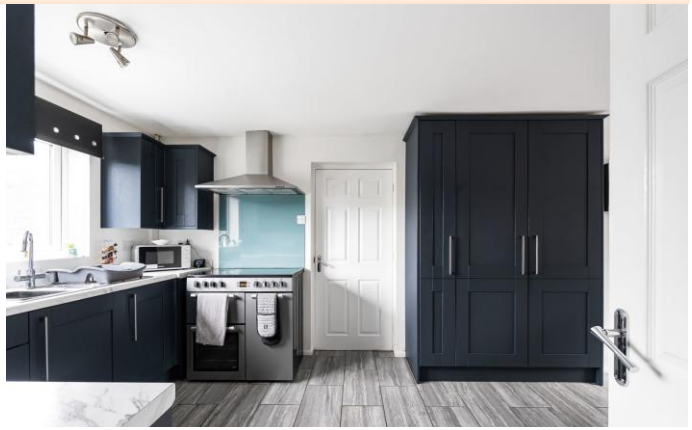
PerryBishop

PROPERTY MADE PERSONAL

2 Bankside, North Cerney, Cirencester, GL7 7DA







- Beautifully presented semi-detached family home
- Three bedrooms plus a converted attic room
- Sitting room with wood burner
- Dual aspect kitchen dining room
- Utility room and ground floor cloakroom
- Family bathroom
- Tiered, landscaped rear garden
- Picturesque Cotswold village location
- Village primary school, public house and village hall
- EPC: TBC

Guide Price

£400,000

perrybishop.co.uk

2 Bankside,

North Cerney, Cirencester, GL7 7DA

Key Features


3
Bedrooms


1
Bathrooms


1
Receptions

About the property

A beautifully presented three bedroom, plus attic room, semi-detached family home situated within the picturesque Cotswold village of North Cerney, enjoying lovely views across the surrounding countryside.

The village offers a popular primary school, a welcoming public house serving real ales and family meals, and a range of clubs and associations based at the village hall. The surrounding countryside is ideal for walking and other outdoor pursuits.

The property offers well proportioned accommodation with the ground floor comprising entrance hall with stairs off to the first floor, sitting room with wood burner, a dual aspect kitchen dining room, off the kitchen is useful utility room and secondary as well as a ground floor cloakroom. While upstairs are the three bedrooms and a contemporary family bathroom, off the landing a staircase leads up to a converted attic room and shower room.

Outside, in keeping with its name, the property is set into a bank, with steps leading from the road to the house and front garden. Side access leads to a tiered, landscaped rear garden with a rural backdrop.

NB - Declaration of personal interest (Estate Agents Act 1979) The vendor is a relation to an employee at Perry Bishop.

Directions - What 3 Words
alongside.simply.wire

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - Oil

Local Authority

Cotswold District Council
Council tax Band - C

Our reference

CIR203687

We'd love to hear from you

T: 01285 655355
E: cirencester@perrybishop.co.uk

what the owner said...

We love the house; we don't want to move!

Lovely and quiet, day and night. Great views from the front and back of the house. Very pretty in the summer months. The villagers are very friendly.











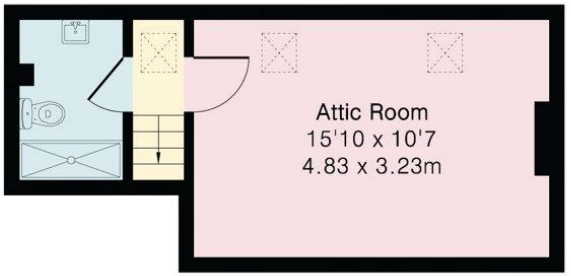


Approximate Gross Internal Area 1250 sq ft - 116 sq m

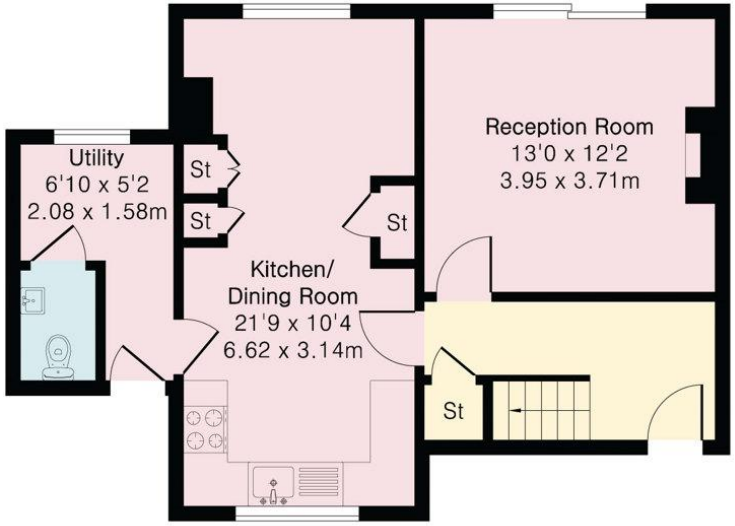
Ground Floor Area 551 sq ft – 51 sq m

First Floor Area 475 sq ft – 44 sq m

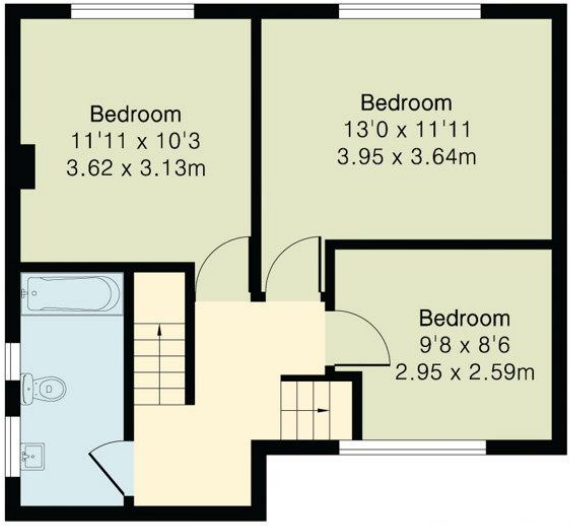
Second Floor 224 sq ft – 21 sq m



Second Floor



Ground Floor



First Floor

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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.