

Calleva House, 24A Queen Street, Cirencester, Gloucestershire, GL7 1HB



Modern family home • Four bedrooms • Stunning kitchen dining room • Sitting room • Two en-suite shower rooms and a family bathroom • Southerly facing rear garden • Around half a mile's walk of Cirencester town centre • No onward chain • EPC B

Calleva House,

24A Queen Street, Cirencester, Gloucestershire, GL7 1HB

Key Features



4
Bedrooms



3
Bathrooms



1
Reception

About the property

Offered for sale with no onward chain, situated around half a mile's walk of Cirencester town centre and sympathetically built in 2014 to a high specification is this four bedroom modern family home, further benefitting from a southerly facing rear garden and an essential allocated off street parking space.

The accommodation is arranged over three floors with the ground floor comprising entrance hall, sitting room, inner hallway that also provides a secondary entrance, cloakroom, stunning kitchen dining room with bi-fold doors leading to the garden and an adjacent utility room.

The first floor offers three bedrooms, an en-suite shower room and family bathroom, while the second floor provides a further bedroom with en-suite shower room.

Outside, there is a small, gated courtyard leading to the secondary entrance. There is a beautifully landscaped garden to the rear with gated rear access.

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

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.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

From our office in Cirencester proceed through the Market Place into Dyer Street. At the traffic lights turn right onto Victoria Road. Continue to the end of Victoria Road and the property can be found at the junction with Queen Street.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/SW/RN/12062024

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

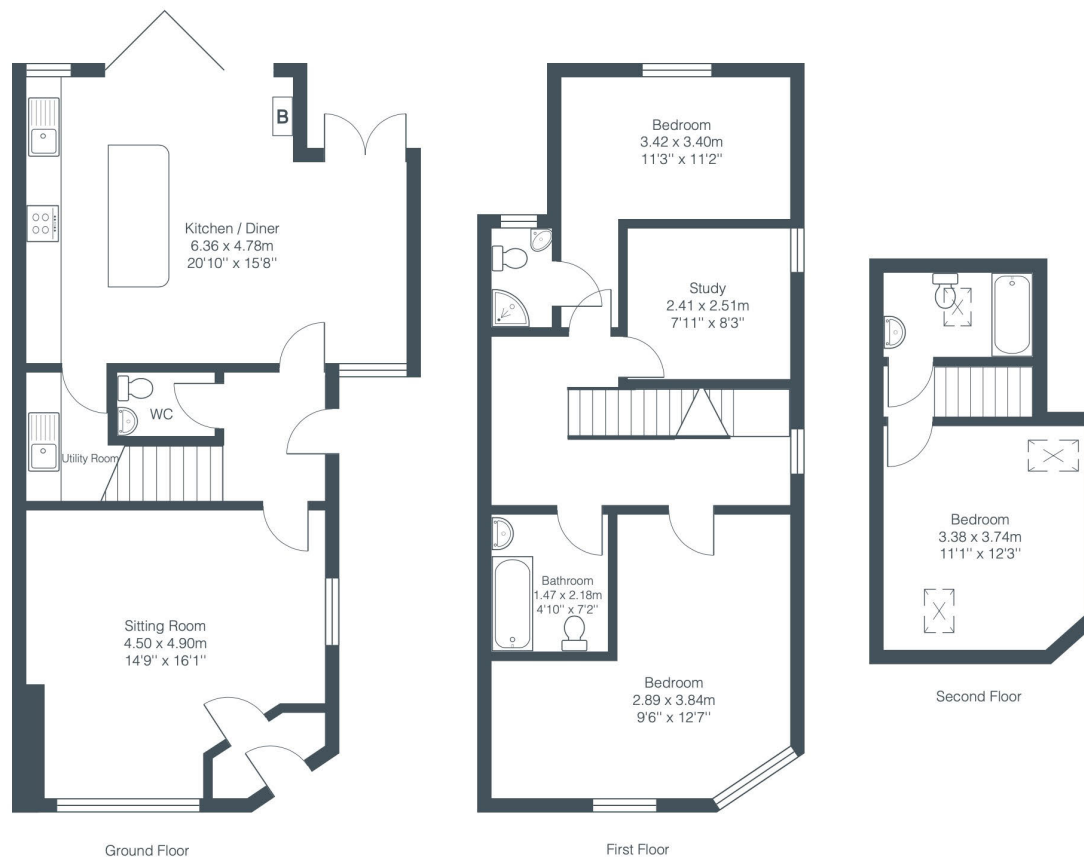
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Total Area: 138.5 m² ... 1491 ft²
 All measurements are approximate and for display purposes only.

PerryBishop
 PROPERTY MADE PERSONAL

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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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