

The Waterloo, Cirencester, Gloucestershire, GL7 2PZ



Delightful three bedroom detached bungalow • Heart of the town position • Secluded garden with garage and parking • Sitting room with dining room • Bathroom and separate shower room • Lovely gardens • EPC D

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Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

Occupying a delightful central position, an individual and rarely available well-proportioned three-bedroom detached bungalow with the added benefit of both a garage and driveway parking. Offering charming and private part wall gardens that provide an exceptional level of privacy, the property is well positioned to be close to all of the market town of Cirencester's amenities and facilities together with the delightful Abbey Grounds.

The light and airy accommodation briefly comprises an entrance porch that leads into the main entrance hall. Here there is a sizeable storage cupboard and a door to the shower room/cloakroom. The living room has a fitted coal-effect gas fire and twin patio doors leading to the garden. The living room flows into the dining room where there is a further set of patio doors. The kitchen has a generous range of wall and base units with working surfaces over and some integral appliances. There is a utility room with a door to the sizeable rear porch which in turn leads out into the garden.

An inner hallway leads to the three double bedrooms, all having the added benefit of fitted wardrobes. The family bathroom has a separate shower over the bath.

The gardens are a particularly fine feature of this marvellous property. The driveway provides ample parking and leads to the detached single garage. The gardens are well-enclosed and enjoy a good degree of privacy. They are predominantly laid to lawn with well-stocked flower/shrub borders. There is a private patio area offering a place to sit, relax, and entertain guests and family.

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 weekly market, there are several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester also boasts a cottage 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.

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 turn left into Castle Street and at the traffic lights continue straight over into the Market Place. Follow through the Market Place into Dyer Street and at the traffic lights turn left into The Waterloo. The bungalow can be found on the right hand side.

What 3 Words: [///lobby.ruler.reference](#)

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: E

Our reference

CIR/JC/RN/05112024

We'd love to hear from you

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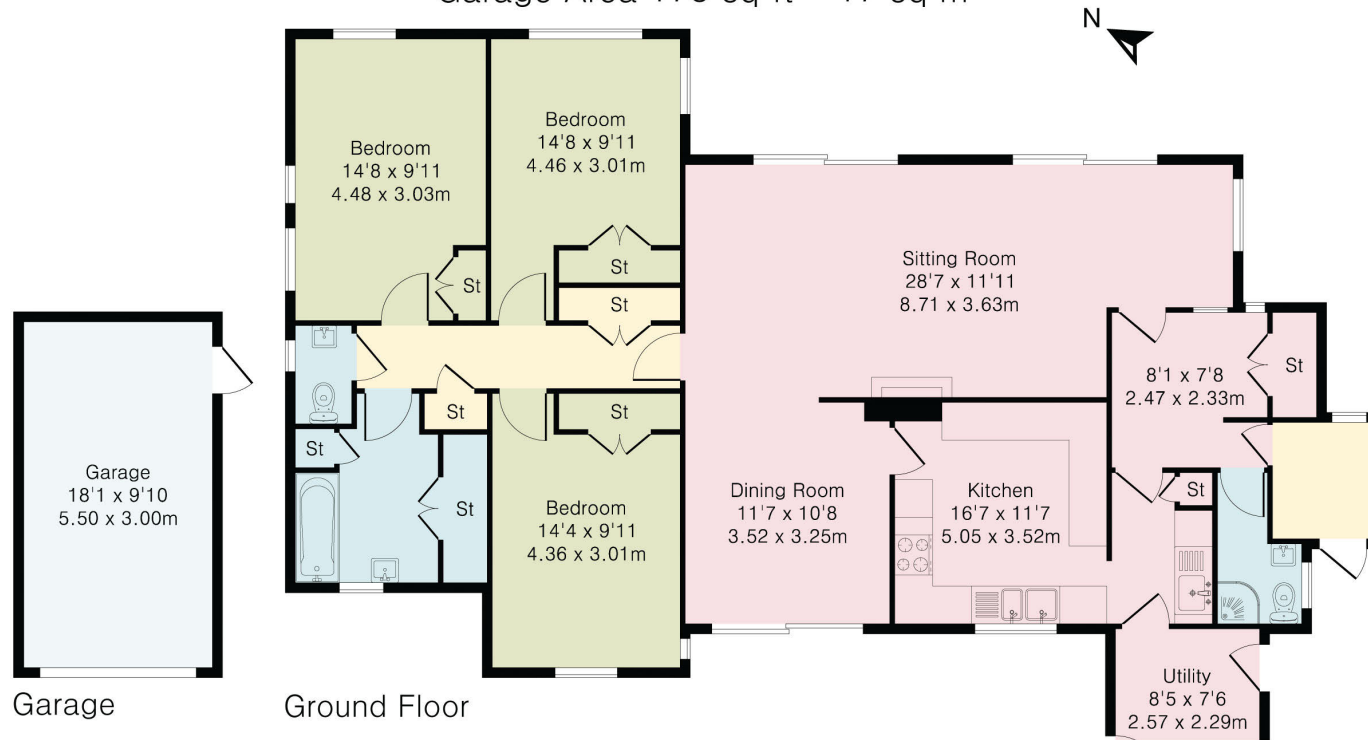




Approximate Gross Internal Area 1633 sq ft - 152 sq m

Ground Floor Area 1455 sq ft – 135 sq m

Garage Area 178 sq ft – 17 sq m



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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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