

Meadow Road, Cirencester, Gloucestershire, GL7 1YA



A detached property currently divided into two self-contained flats, but can be restored back into a family home • Three bedrooms • Parking for several cars • Dining room • Dual aspect sitting room • Low maintenance garden • EPC C

Meadow Road,

Cirencester, Gloucestershire, GL7 1YA

Key Features



3
Bedrooms



2
Bathrooms



3
Receptions

About the property

A lovely three bedroom detached home enjoying a pleasant tucked-away position at the end of a small cul-de-sac, close to a range of amenities and facilities and the picturesque town centre of Cirencester.

This well-proportioned three bedroom property is currently divided into two self-contained flats, but can be restored back into a single detached house with the relevant planning consent.

Approached into an entrance hallway where there is a door with stairs to the first floor and a door into the ground floor accommodation. Here there is a sitting room with feature fireplace, a dining room/bedroom, a kitchen with a range of units, a bathroom, inner hallway and the garden room with access to the rear garden.

At first floor level there are three bedrooms and a family

bathroom, but it is currently being used as a kitchen/sitting room, bedroom and bathroom.

Outside there is a generous amount of driveway parking and pedestrian access leads to the rear garden that is well-enclosed, is predominantly laid to lawn with a paved patio.

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

The market town of Cirencester dates back to Roman times and 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, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and





a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

Directions

From our office in Cirencester turn right into Castle Street, at the top bear left and follow the road to the left into Sheep Street. At the mini roundabout go straight over and continue over the bridge. At the T Junction turn left into Chesterton Lane. Take the first left into Meadow Road and the second right opposite the Spiritual Church. The property can be found at the end of this road on the left hand side.

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band- A

Our reference

CIR/JC/MS/25042025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

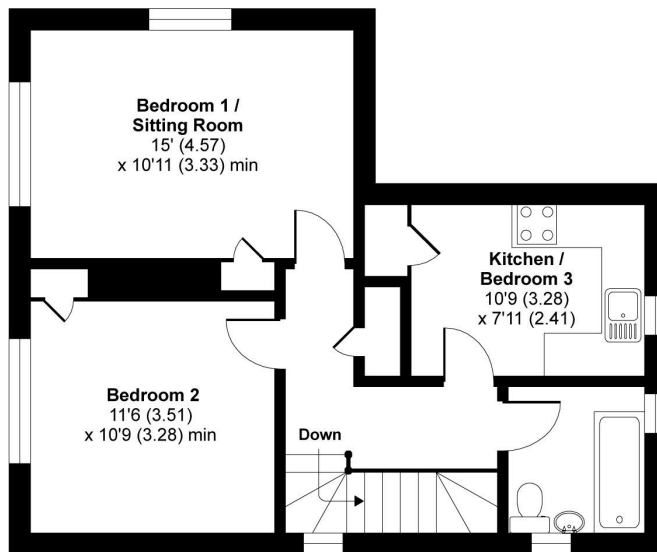
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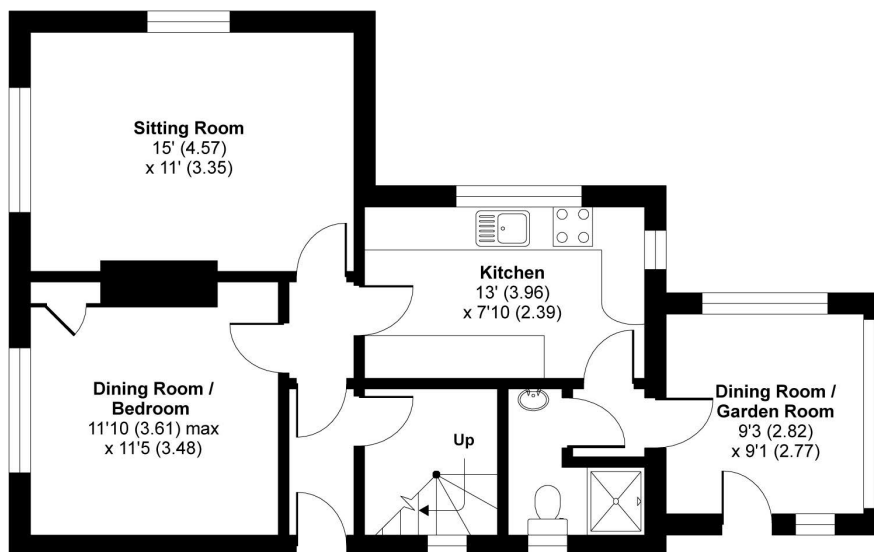


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APPROX. GROSS INTERNAL FLOOR AREA 1213 SQ FT 112.7 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given 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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