

## Purley Avenue, Cirencester, Gloucestershire, GL7 1EW



Extended period terraced home • Four bedrooms plus attic room • Sitting room, dining room and conservatory • Modern fitted kitchen • Two bathrooms • Ground floor cloakroom • Southerly facing rear garden • No onward chain • EPC D

# Purley Avenue,

Cirencester, Gloucestershire, GL7 1EW

## Key Features



4  
Bedrooms



2  
Bathrooms



3  
Receptions

## About the property

Being sold with no onward chain is this extended and well presented four bedroom plus attic room, 1930s terraced home further benefitting from a southerly facing rear garden and around a quarter of a mile's walk to Cirencester town centre.

The accommodation is arranged over three floors with the ground floor comprising entrance porch, hall, cloakroom, sitting room, dining room opening in to a conservatory and linking in to a modern fitted kitchen. The first floor offers the four bedroom and a family bathroom, while a fixed staircase leads to the loft room with an en-suite bathroom.

Outside, to the rear is a generously proportion private garden with a southerly aspect and rear pedestrian access.

## 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.

## 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.

## Directions

From our office in Cirencester turn left through the Market Place into Dyer Street. At the traffic lights turn right onto Victoria Road and then take the first left into Purley Avenue.

What 3 Words: [///nutrients.scorched.niece](#)

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band: D

## Our reference

CIR/SW/RN/07032025

## We'd love to hear from you

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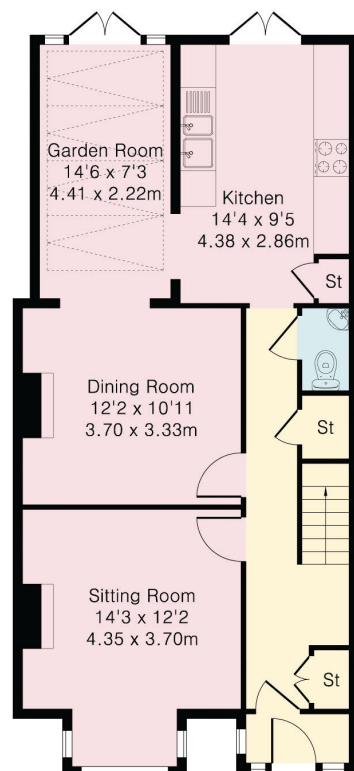


### Approximate Gross Internal Area 1434 sq ft - 133 sq m

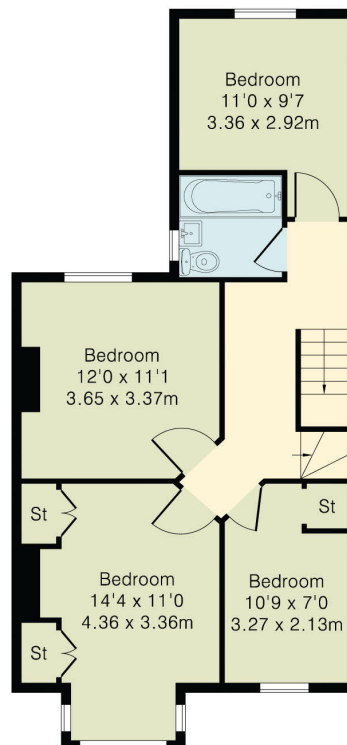
Ground Floor Area 691 sq ft – 64 sq m

First Floor Area 560 sq ft – 52 sq m

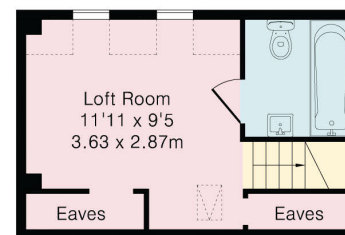
Second Floor Area 183 sq ft – 17 sq m



Ground Floor



First Floor



Second 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.

