

PerryBishop

PROPERTY MADE PERSONAL

Ashcroft Road, Cirencester, Gloucestershire, GL7 1QX



Attractive family home • Three bedrooms • Heart of town location • Sitting room, dining room • Kitchen, cellar • Courtyard garden • EPC D



Ashcroft Road,

Cirencester, Gloucestershire, GL7 1QX

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

An attractive period three-storey home sitting in the heart of the town with good access to local amenities and facilities.

The accommodation briefly comprises an entrance hall with a door to what will be the main sitting room, a door to a smaller living area, the kitchen where there are a range of units, and a door leading to the courtyard garden.

There is a door leading to the cellar with the landing leading to two of the bedrooms and main family bathroom while on the second floor there is a further third bedroom.

Pedestrian access leads to the well-enclosed rear garden.

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.

Directions

From our office in Cirencester, turn right into Castle Street. Bear left at the end of the road into Sheep Street. Keep left and at the mini roundabout turn left into Ashcroft Road, the property can be found on the left hand side

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/JC/RN/19022024



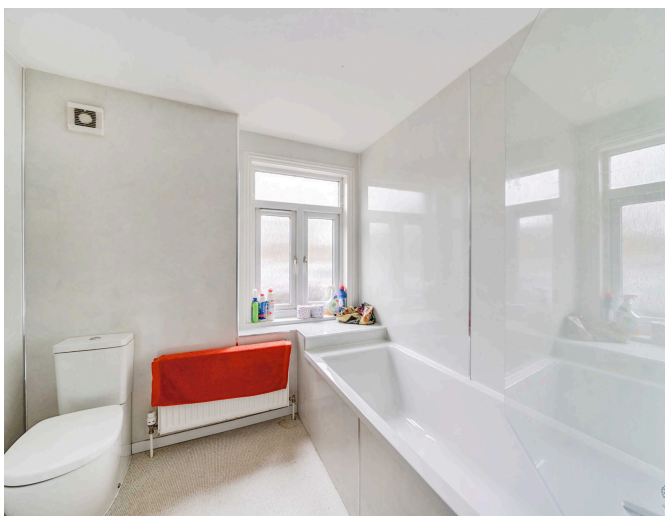


We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk



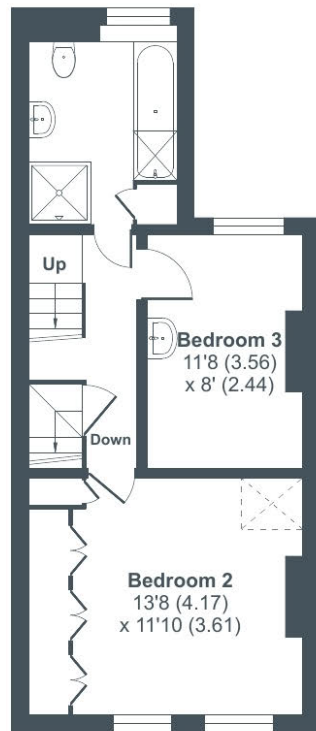
Ashcroft Road, Cirencester, GL7

Approximate Area = 1128 sq ft / 104.7 sq m

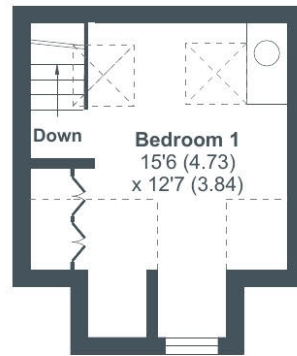
Limited Use Area(s) = 44 sq ft / 4 sq m

Total = 1172 sq ft / 108.7 sq m

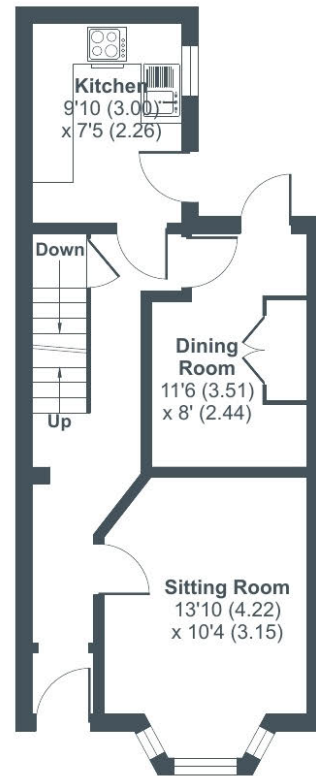
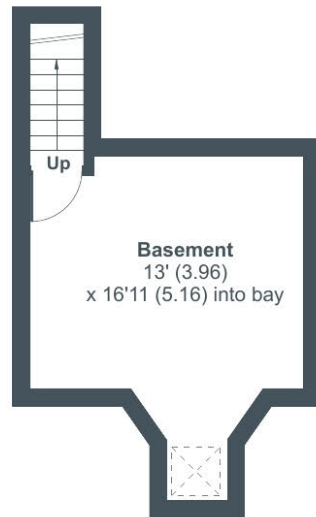
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024
Produced for Perry Bishop. REF: 1083316



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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.

Gloucestershire • Oxfordshire • Wiltshire

