

Cirencester, Gloucestershire, GL7 1AF



Detached family home • Three bedrooms • Flexible living accommodation • Generous sized rear garden • Off street parking • Family bathroom & ground floor shower room • Solar panels on two sides of the roof • Within half a mile walk of Cirencester town centre • EPC D



## Cirencester, Gloucestershire, GL7 1AF

### Key Features



3  
Bedrooms



1  
Bathrooms



2  
Receptions

### About the property

Spacious three-bedroom family home with generous garden and planning potential\*.

Located just a short walk from Cirencester town centre, this well-proportioned three-bedroom home offers superb living space, off-street parking, and a generous rear garden.

The ground floor features a welcoming entrance hall, a large sitting/family room with wood-burning stove, and an open-plan kitchen/diner with adjoining utility room. A bright and airy snug provides flexible space, ideal for relaxing, working from home or as a playroom. A modern downstairs shower room completes the layout.

Upstairs are three double bedrooms and a well-appointed family bathroom.

Outside, the driveway leads to the side access to large rear garden, mostly laid to lawn with a vegetable plot.

The property benefits from gas central heating, UPVC windows, solar panels (to the rear and to the side of the property), and previously granted outline planning permission for a single-storey dwelling \*(Ref: 22/04461/FUL – Cotswold District Council).

A fantastic opportunity in a highly sought-after location. Viewing highly recommended.

### 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 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 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.

### Directions

From our office in Silver Street turn left into Castle Street and follow into the Market Place and on into Dyer Street. At the traffic lights go straight ahead, taking the second exit at the roundabout. At the traffic lights continue straight on to the Burford Road and the property can be found on the right hand side just after the traffic lights.

What3Words /// speedy.resembles.assemble

### Services & Tenure

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

### Local Authority

Cotswold District Council.

Council Tax Band E.

### Our reference

CIR/SM/CDH/20062025

### We'd love to hear from you

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### *what the owner said*

Large garden

Easy walking distance to town centre

Access to countryside across the road

Light and airy house

Bright cheerful colours









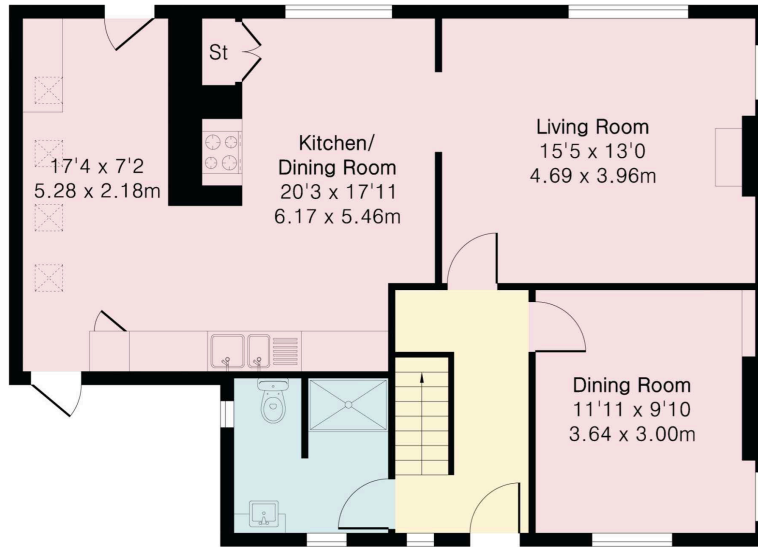




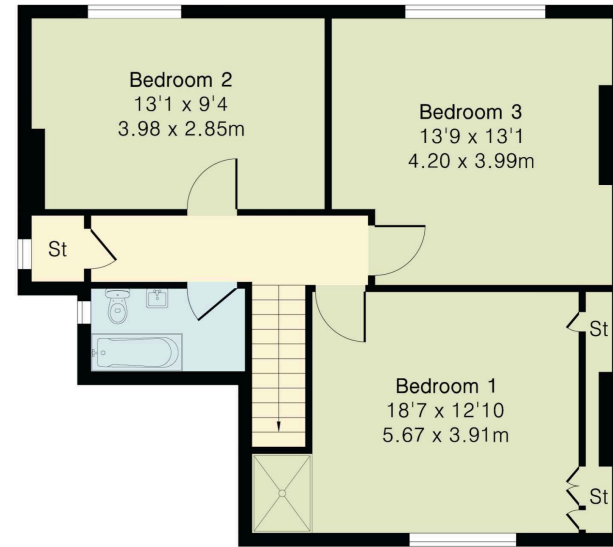
## Approximate Gross Internal Area 1447 sq ft - 135 sq m

Ground Floor Area 826 sq ft – 77 sq m

First Floor Area 621 sq ft – 58 sq m



Ground Floor



First 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.

Gloucestershire • Oxfordshire • Wiltshire

