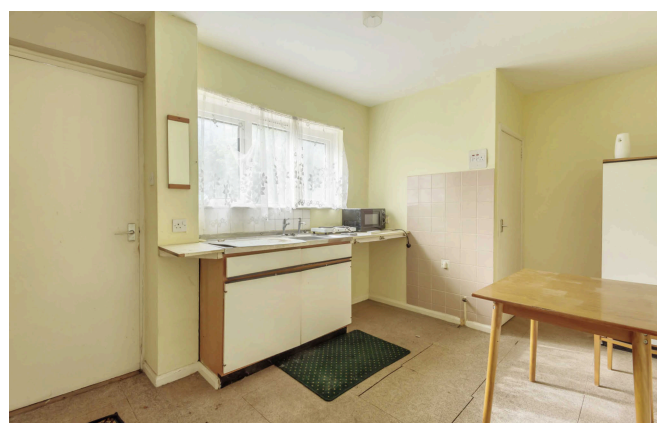


Perry Bishop

Sperringate,
Cirencester, Gloucestershire, GL7 1NA



End of terrace home | In need of updating
Potential to extend, STPP | Generous rear garden
No onward chain | EPC D

Sperringate, Cirencester, Gloucestershire, GL7 1NA



2 Bedrooms



1 Bathroom



2 Receptions

Being sold with no onward chain is this two double bedroom, end of terrace home in need of updating, along with the potential to extend if required and subject to the necessary planning permissions.

The property offers well-proportioned accommodation, a generous rear garden and is conveniently positioned around half a mile's walk to Cirencester town centre.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, sitting room, kitchen dining room, rear porch and cloakroom. The first floor offers the two double bedrooms and large family bathroom.

Outside, to the front is a lawned garden with a path leading to the house, gated side access is offered to the rear where there is the generous garden with pedestrian access at the back onto School Lane.

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 on Silver Street turn right on to Castle Street. Follow the road round to the left on to Sheep Street, continue on Sheep Street turning left after approximately 0.4 miles onto Trinity Road. Sperringate is the third right turning and the property can be found on the left hand side.

Services & Tenure

The tenure is Freehold

Local Authority

Cotswold District Council

Council Tax Band B

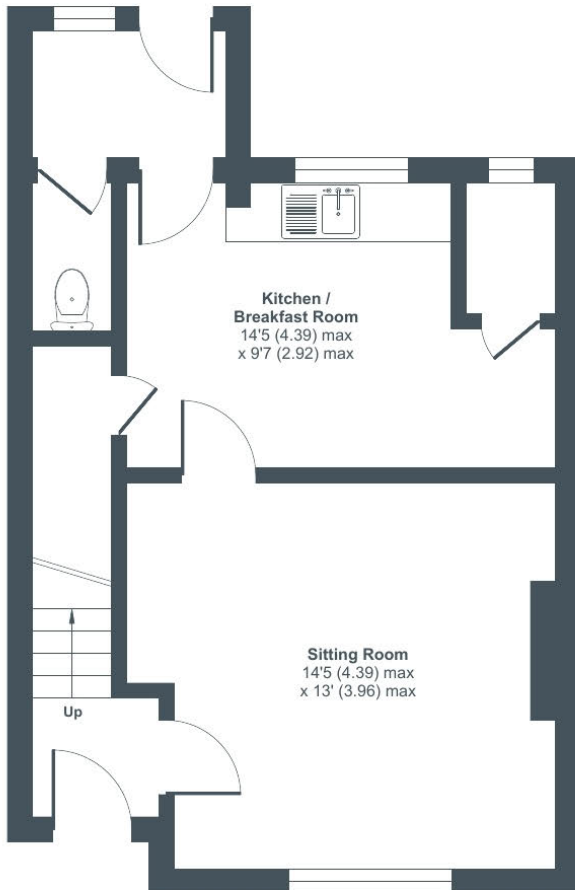
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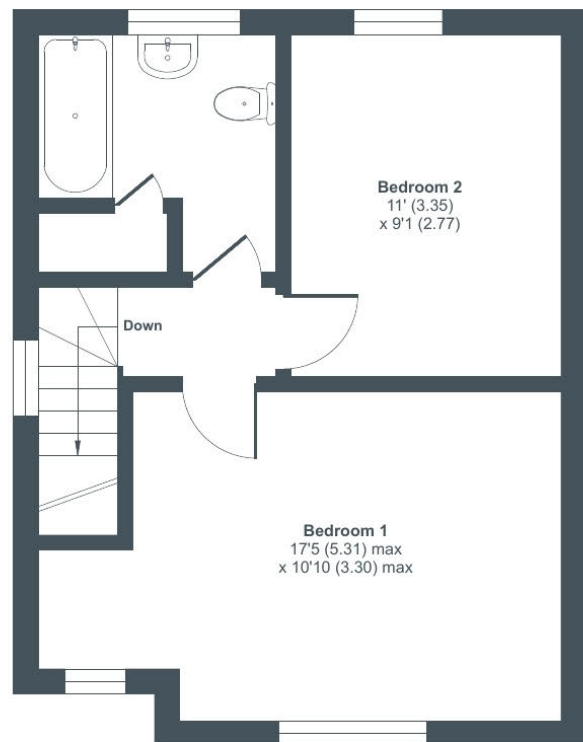
Sperringate, Cirencester, Gloucestershire, GL7

Approximate Area = 829 sq ft / 77 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Perry Bishop & Chambers. REF: 843326



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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.