

Cirencester, Gloucestershire, GL7 2BE



Modern three storey townhouse • Offering flexible accommodation • Kitchen dining room • En-suite shower room & family bathroom • Off street parking & single garage • Westerly facing rear garden • Tranquil setting • NO ONWARD CHAIN • EPC C

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Key Features



5
Bedrooms



2
Bathrooms



1
Reception

About the property

Offered for sale with no onward chain is this well presented modern three storey townhouse offering flexible accommodation, tucked away within this small development with views over the River Churn and the meadows beyond, situated in the Stratton area of Cirencester, just over a mile's walk of Cirencester town centre. The property further benefits from off street parking, single garage and a westerly facing rear garden.

The accommodation comprises entrance hall, cloakroom, kitchen dining room with bay window and side door (the Everhot electric cooker is available by separate negotiation), sitting room opening out to the garden to the ground floor. The first floor offers three bedrooms including the principal bedroom with bay window and an en-suite shower room, while the second floor offers two further double bedrooms and a family bathroom.

Outside, to the rear is a wall and fenced garden with gates opening to provide off street parking in front of a single garage.

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

Churn Meadows provides almost immediate access to countryside walks via Stratton Meadows and the Humpty Dumps as well as the near by Cirencester Park.

Stratton is a much sought after area situated just to the north of Cirencester. It has a village like atmosphere and a real sense of community yet the property is well within a mile and a half's walk from the centre of Cirencester. Stratton offers a well renowned primary school, pubs, hotel and a shop with post office.

Cirencester itself is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.

Directions

Leave Cirencester town centre by Spitalgate Lane and at the traffic lights and junction turn left onto Abbey Way following into Gloucester Road. Turn right onto the Cheltenham Road and after the Post Office turn right into Whiteway View. At the end of Whiteway View follow the road as it bends to the left in to Churn Meadows and the house can be found right at the end of the cul-de-sac.

What3Words /// things.slopes.executive

Services & Tenure

The tenure is freehold.

All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band F.

Our reference

CIR/SW/CDH/12062025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

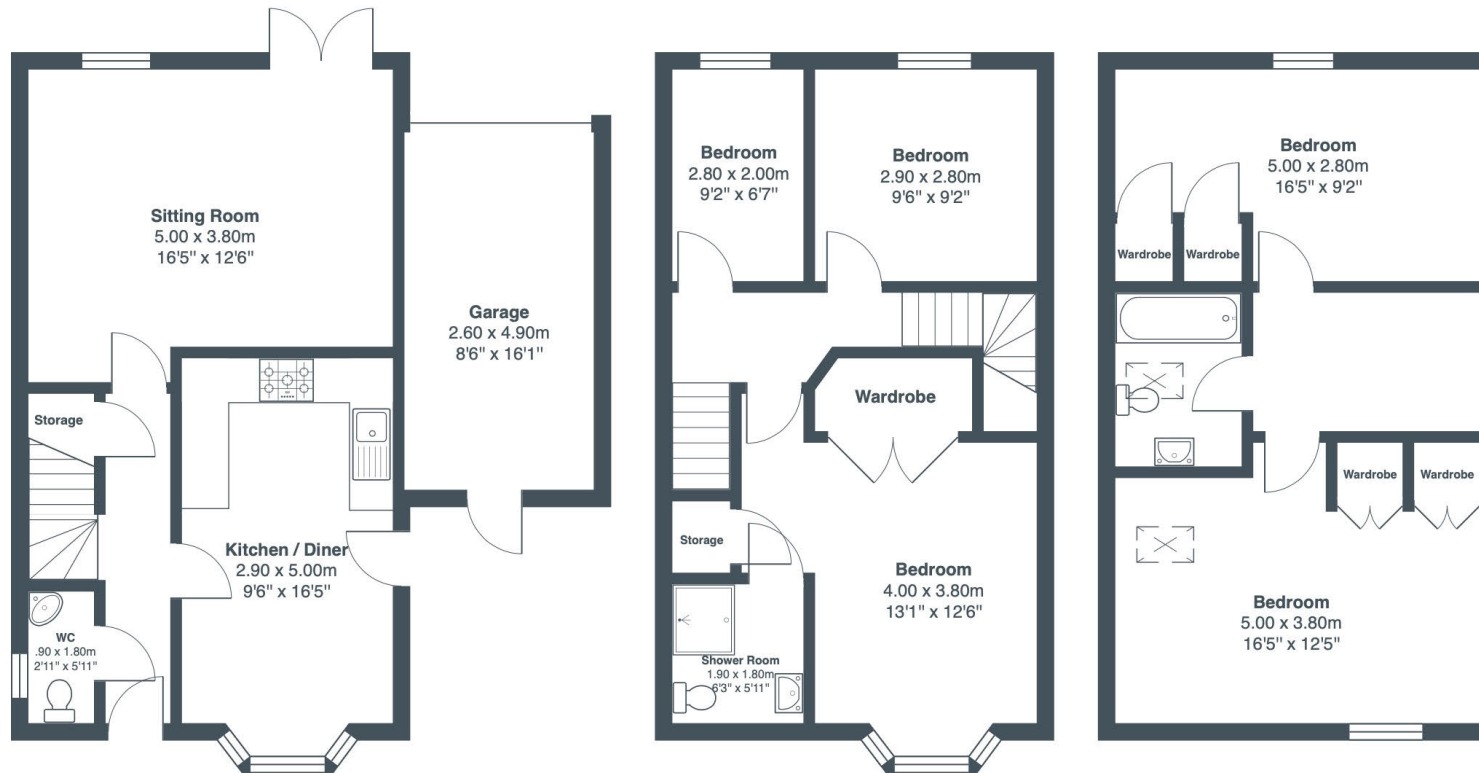
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Total Area: 141.1 m² ... 1519 ft²

All measurements are approximate and for display purposes only

PerryBishop
PROPERTY MADE PERSONAL

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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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