

## Beech Grove, Cirencester, Gloucestershire, GL7 1BB



End of terrace home • Three bedrooms • Cloakroom • Kitchen/dining room • Open plan to sitting room • Private rear garden • Situated within half a mile's walk of the town centre • No onward chain • EPC TBC

# Beech Grove,

Cirencester, Gloucestershire, GL7 1BB

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Situated within half a mile's walk of Cirencester town centre, is this well-proportioned three bedroom end of terrace home, benefitting from being sold with no onward chain.

The accommodation is arranged over two floors with the ground floor comprising a generous entrance hall with storage cupboard, cloakroom, kitchen dining room opening into the sitting room which in turn leads out to the rear garden. The first floor consists of the three bedrooms, two of which are good sized doubles, and are all serviced by a bathroom.

Outside, the front garden is predominantly laid to lawn with a pathway to the front door and external storage cupboard. To the rear is a private garden with patio and lawned areas and gated side 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.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

## Directions

From our office in Cirencester turn left towards the Market Place, continue through into Dyer Street, follow to the traffic lights going straight over onto London Road, turn right into Beeches Road and continue to the mini roundabout turning left into Herbert Stark Close and continue straight into Upper Churnside. Take the third turning on the left into Queen Anne's Road and Beech Grove can be found at the end of the road.

What 3 Words: /// spilled.issue.sway

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band- C

## Our reference

CIR/SW/MS/08082024

## We'd love to hear from you

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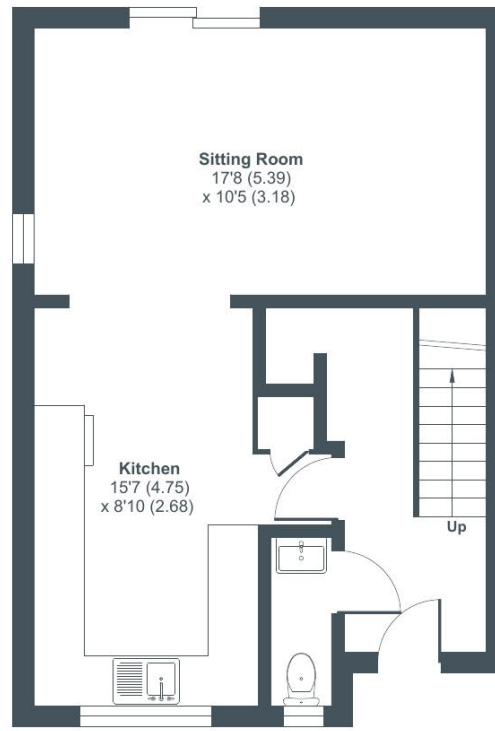




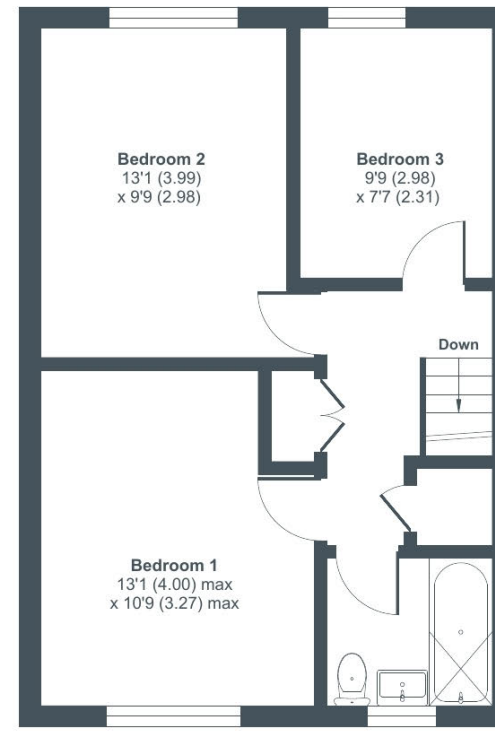
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Approximate Area = 925 sq ft / 85.9 sq m

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). © nchecon 2024. Produced for Perry Bishop. REF: 1173163



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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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