

Cherry Tree Drive, Cirencester, Gloucestershire, GL7 1PJ



Delightful detached family home • Three bedrooms • Open plan living/dining room • Cloakroom
• Driveway parking and garage • Gardens • Southerly facing rear gardens • No onward chain •
EPC D

Cherry Tree Drive,

Cirencester, Gloucestershire, GL7 1PJ

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Offered for sale with no onward chain is this lovely and well-presented detached family home sitting in this popular part of Siddington on the outskirts of Cirencester town.

The property is well placed with good access to a range of amenities, facilities, and some lovely countryside walks.

The light and airy accommodation briefly comprises of an entrance hall with stairs to the first floor and door to the cloakroom. The dual aspect sitting room has an attractive fire and French doors leading to the outside. From here the dining room also has a set of French doors leading into the garden. The kitchen has a range of units with working surfaces over with wall cupboards and door to the garage.

At first floor level, the landing has a storage cupboard and leads to the three bedrooms (two doubles and a single) and a main family bathroom with shower over the bath.

Outside there are gardens to the front, side and rear. The front is predominately laid to lawn with driveway parking leading to the garage. The well-enclosed, southerly facing rear garden offers a good degree of privacy, and is again predominantly laid to lawn with flower/shrub borders and a paved patio, the garden wraps around the side of the house and provides an additional off street parking space.

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 turn right onto Castle Street, Continue left into Sheep Street and then keep right to the mini roundabout continuing straight over and at next roundabout take the 1st exit onto the A419 Signposted Swindon. At the roundabout take the 3rd exit onto Midland Road, take the 1st exit at the mini roundabout onto Bridge Road, and follow the road right onto Siddington Road. Take the road on your left into Cherry Tree Drive and the property can be found on the right hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/JC/RN/06092023

We'd love to hear from you

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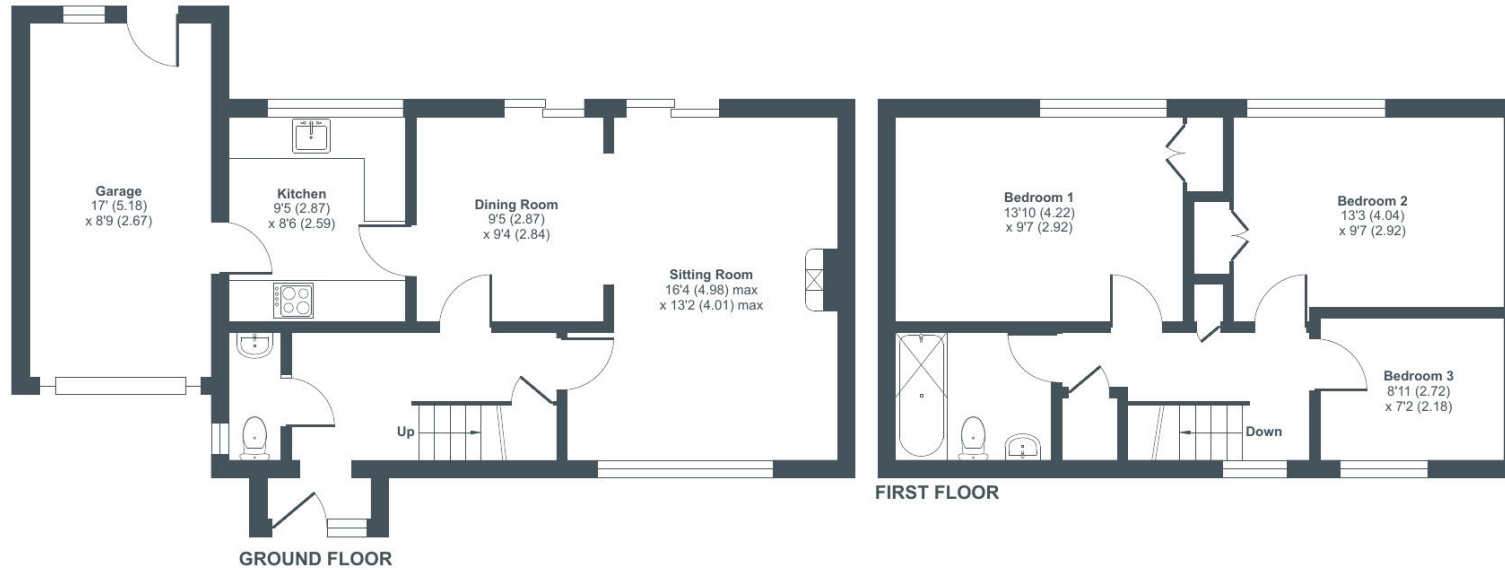
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Approximate Area = 980 sq ft / 91 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1129 sq ft / 104.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 1030661



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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

