

Cirencester, Gloucestershire, GL7 1DJ



Extended semi-detached family home • Generous westerly facing rear garden • Within a mile's walk of Cirencester town centre • Sitting room with wood burner • Kitchen dining room • Recently created garden room • Modern family bathroom • EPC C

Cirencester, Gloucestershire, GL7 1DJ

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

A beautifully presented three bedroom, extended semi-detached family home benefitting from a generous westerly facing rear garden, all set within a mile's walk of Cirencester town centre.

The accommodation is arranged over two floors with the ground floor comprising porch, entrance hall, sitting room with wood burner, kitchen dining room with modern fitted kitchen which leads out to a recently extended garden room. The first floor offers the three bedrooms and a modern family bathroom with separate shower cubicle.

Outside, to the front is sizeable garden with path leading to the front door, while gated side access leads to the westerly facing rear garden laid to patio and lawn.

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, 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 in Cirencester turn left into the Market Place. Proceed into Dyer Street and at the traffic lights go straight over into London Road. Take the turning on the right hand side into Beeches Road, continue to the mini roundabout and then turn right. At the junction turn left and the property can be found further along the road on the left hand side, towards the junction with Golden Farm Road.

What3Words /// empires.wipes.narrates

Services & Tenure

The tenure is freehold.

All mains services are understood to be connected

Local Authority

Cotswold District Council.

Council Tax Band C.

Our reference

CIR/SW/CDH/27052025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk



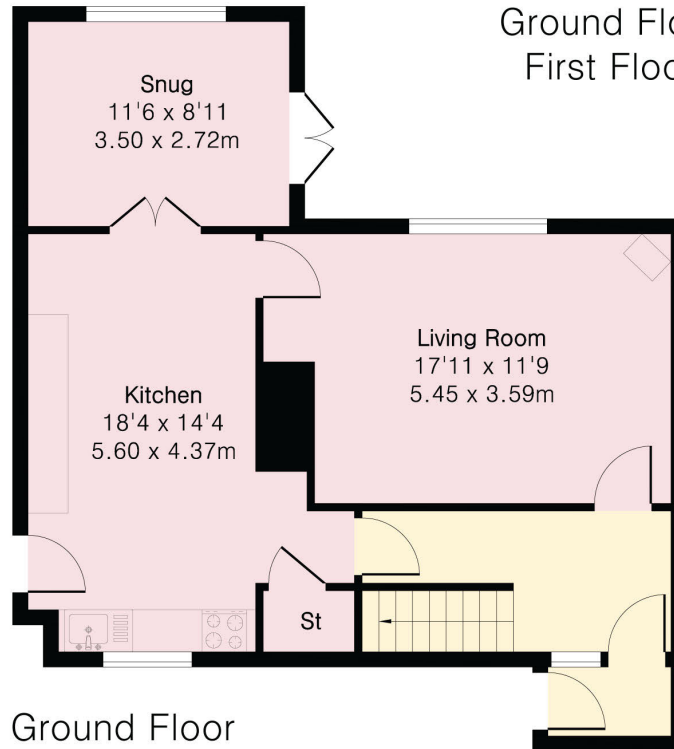




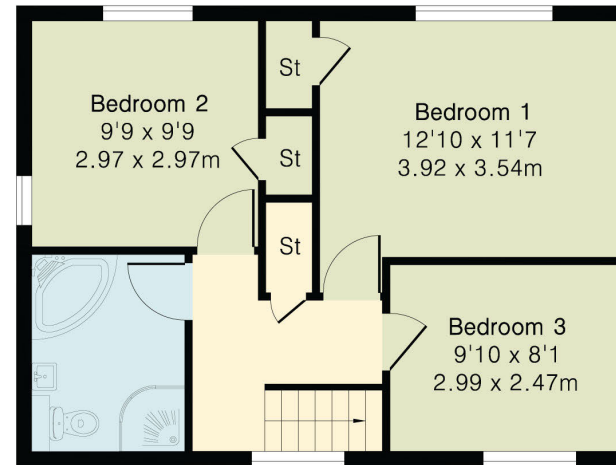
Approximate Gross Internal Area 1029 sq ft - 96 sq m

Ground Floor Area 588 sq ft – 55 sq m

First Floor Area 441 sq ft – 41 sq m



Ground Floor



First Floor

PerryBishop
PROPERTY MADE PERSONAL

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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.

