

Bowling Green Avenue, Cirencester, Gloucestershire, GL7 2HB



Beautiful detached residence • Sitting in a most generous garden • Sitting room, dining room • Kitchen leading into family room • Utility room and cloakroom • Three bedrooms • Driveway parking • EPC D

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Key Features



3
Bedrooms



1
Bathroom



3
Receptions

About the property

A stunning period family home sitting in a most generous plot and enjoying a pleasant outlook to the rear.

This most attractive home has been greatly improved and updated, retaining many character features and provides a wonderful contemporary lifestyle way of living.

The light and airy accommodation is arranged over two floors and briefly comprises of a welcoming entrance hall and stairs to the first floor. The sitting room has a fitted wood burner and a square bay to the rear where there are French doors leading into the garden. There is a very useful family room/study to the front and the kitchen is newly installed and has a generous range of wall and base units with working surfaces over and integral appliances. It opens up into a dining/family area where there are French doors leading into the garden. From the kitchen there is access to the utility room and where there is a door to the cloakroom.

At first floor level, the landing leads to three bedrooms and the main family bathroom which enjoys a white suite.

Outside, the garden is a particularly fine feature of this lovely property. There is gravel driveway parking to the front. The rear garden is well-enclosed and enjoys a good degree of privacy. It is most generous in its proportion, predominantly laid to lawn, and has a patio area offering a place to sit, relax and entertain.

Amenities

The market town of Cirencester dates back to Roman times and 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 and independent specialist retailers, a weekly market and a twice monthly farmers' market. Just outside the town there is a weekly cattle market. There are also a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools, a sixth form college campus and the Royal Agricultural University. The property is within the catchment area for the outstanding primary school of Powells. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre including a swimming pool and gym. There is a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket. The town also benefits from being on the edge of the ever popular Cotswold Water Park with all the activities that has to offer.

Directions

Leave Cirencester via Dollar Street into Spitalgate Lane, at the traffic lights turn left onto Abbey Way. Take the first turning on the right into Bowling Green Lane and then the second into Bowling Green Road. Turn left into Bowling Green Avenue and the house can be found on your left hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/JC/RN/05042024

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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what the owner said

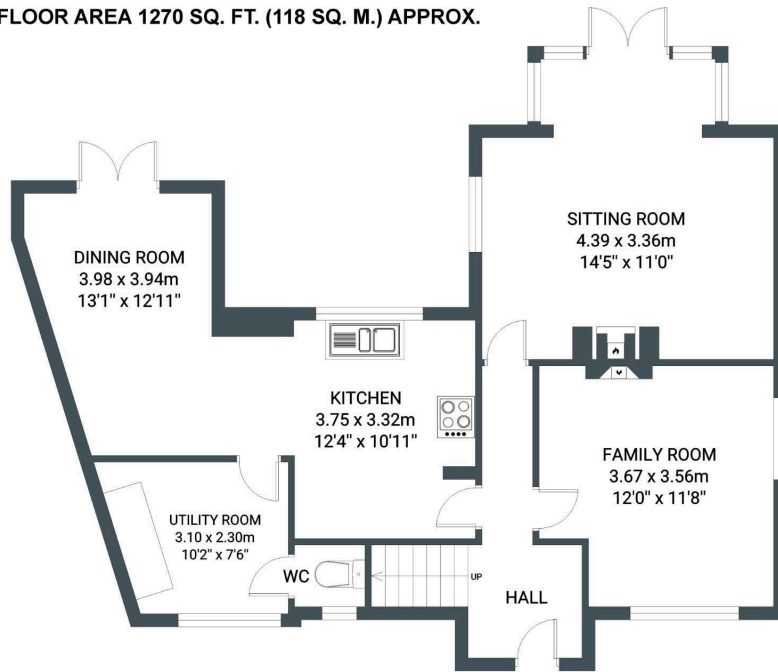
"We are so sad that we have had to move from this lovely light and cozy home that we worked so hard to create. We loved the large garden - which was perfect for our children and pets. We have also benefited from the abundant supply of fruit from the trees in the garden. We had so much joy looking out in the mornings over the peaceful Cotswold countryside. Being within walking distance of Cirencester is brilliant and there are lots of wonderful walks on your doorstep. It is the perfect combination of town and country!"



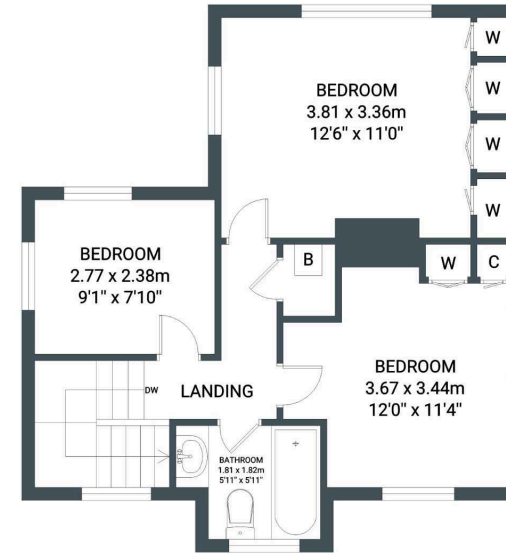




TOTAL FLOOR AREA 1270 SQ. FT. (118 SQ. M.) APPROX.



GROUND FLOOR
APPROX AREA 764 SQ. FT. (71 SQ. M.)



FIRST FLOOR
APPROX AREA 505 SQ. FT. (47 SQ. M.)

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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.

