

PerryBishop

PROPERTY MADE PERSONAL

Church Street, Cirencester, Gloucestershire, GL7 1LE



Extended terraced home • Two double bedrooms • Sitting & Dining rooms • Kitchen • Southerly facing rear garden with passage access • Solar panels • Around half a mile's walk of town centre • No onward chain • EPC D



Church Street,

Cirencester, Gloucestershire, GL7 1LE

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

Offered for sale with no onward chain and situated around half a mile's walk of Cirencester town centre is this extended, two double bedroom home and benefits from a southerly facing rear garden.

The accommodation, which would benefit from updating, is arranged over two floors with the ground floor comprising entrance passage leading directly to the rear garden and front door in to a dining room with stairs off to the first floor, sitting room, kitchen and rear porch. The first floor consists of a landing, two double bedrooms and shower room. The landing has a loft hatch with pull down ladder accessing an attic room with skylight.

Outside, to the rear the southerly facing garden with patio areas and mature borders.

The property further benefits from solar panels and double glazing.

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 and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Directions

From our office in Silver Street turn right into Castle Street and keep in the left hand lane, at the mini roundabout take the first turning into Ashcroft Road. At the end of the road turn right into Cricklade Street and at the traffic lights go straight over on to Watermoor Road and continue for around 0.4 miles and Church Street can be found on the left hand side.

Services & Tenure

The tenure is Freehold.





Local Authority
Cotswold District Council

Council Tax Band: C

Our reference
CIR/SW/RN/01122023

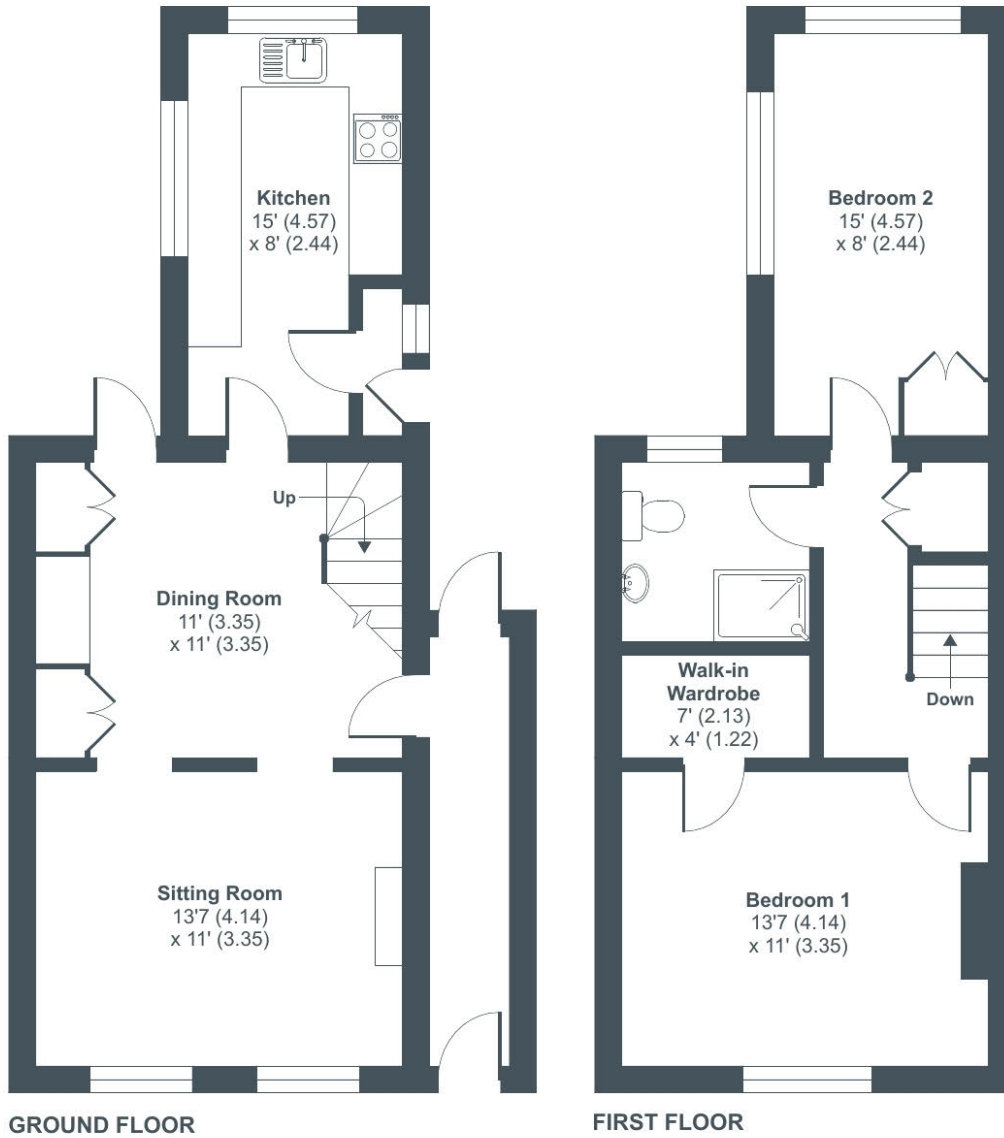
We'd love to hear from you
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Approximate Area = 934 sq ft / 86.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Perry Bishop. REF: 1063041



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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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