

Bowling Green Avenue, Cirencester, Gloucestershire, GL7 2HB



Detached home • Self-contained one bedroom Annexe • Three further bedrooms • Separate sitting, dining and gardens rooms • Secluded corner plot • Garden on three sides • Off street parking • No onward chain • EPC D

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Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

About the property

Being sold with no onward chain and sitting in a secluded corner plot, just over half a mile's walk from Cirencester's town centre, is this detached 1930's home with self-contained annexe offering the possibility of a supplementary rental income or independent accommodation for a relative.

The flexible accommodation is arranged over two floors with the ground floor currently comprising entrance hall, dual aspect dining room, dual aspect sitting room with wood burner and double doors leading out to the garden, kitchen and garden room. The annexe can be accessed off the garden room, but also has its own entrance into a kitchenette open to a sitting room, with a shower room and double bedroom off. The first floor consists of three bedrooms and bathroom.

Outside, the garden wraps the house on three sides with off street parking to the front and mature gardens to side and rear.

NB - the windows to the main house were replaced in 2022.

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. 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 immediately on the right hand side.

Services & Tenure

The Tenure is Freehold. Mains electricity, gas, water and drainage are connected.

Local Authority

Cotswold District Council.

Council Tax Band ~ D

Our reference

CIR/SW/KW/08062023

We'd love to hear from you

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what the owner said

The area is very quiet with no through traffic. The garden screens the house well and feels secluded. It is only 10 minutes' walk into town or to the two parks - Abbey Grounds and Cirencester Park. With wood floors and panelling throughout, the house retains character and a cottage feel.







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Approximate Area = 1274 sq ft / 118.3 sq m (Includes Annexe)

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: 993652



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