

Park View, Stratton, Cirencester, Gloucestershire, GL7 2JG



Extended semi-detached family home • Three bedrooms • Would benefit from updating • Open plan living dining room • Separate sitting room/snug • Utility room & Ground floor shower room • Potential to extend further if required • Secluded southerly facing rear garden • EPC D

Park View,

Stratton, Cirencester, Gloucestershire, GL7 2JG

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

Situated in the popular residential area of Stratton on the northern fringes of Cirencester is this extended three bedroom semi-detached family home. The generous accommodation would benefit from updating but also offers the potential to extend further if required and further profits from a secluded southerly facing rear garden, ample off street parking and garage.

The accommodation is arranged over two floors with the ground floor comprising entrance hall with sizeable understairs storage, separate sitting room/snug, open plan living dining room, kitchen, utility room and shower room.

The first floor provides the three bedrooms and family bathroom.

Outside, to the front is driveway parking leading to the garage. Gated access leads to the southerly-facing rear garden which is laid to lawn with a patio area.

Amenities

Stratton is a much sought after area situated just to the north of Cirencester. It has a village like atmosphere and a real sense of community yet the property is within a mile and a half's walk from the centre of Cirencester. Stratton offers a well renowned primary school, pubs, hotel and a shop with post office.

Cirencester itself is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.

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

Leave Cirencester town centre by Spitalgate Lane and at the traffic lights and junction turn left, onto Abbey Way following into Gloucester Road. Turn right onto the Cheltenham Road passing Roberts Close and take the next left into Park View. Follow the road as it bends to the right and then take the next left turn on to a continuation of Park View, the property can be found on the left hand side.

What3Words: ///paves.shuttered.dusts

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/RN/31102024

We'd love to hear from you

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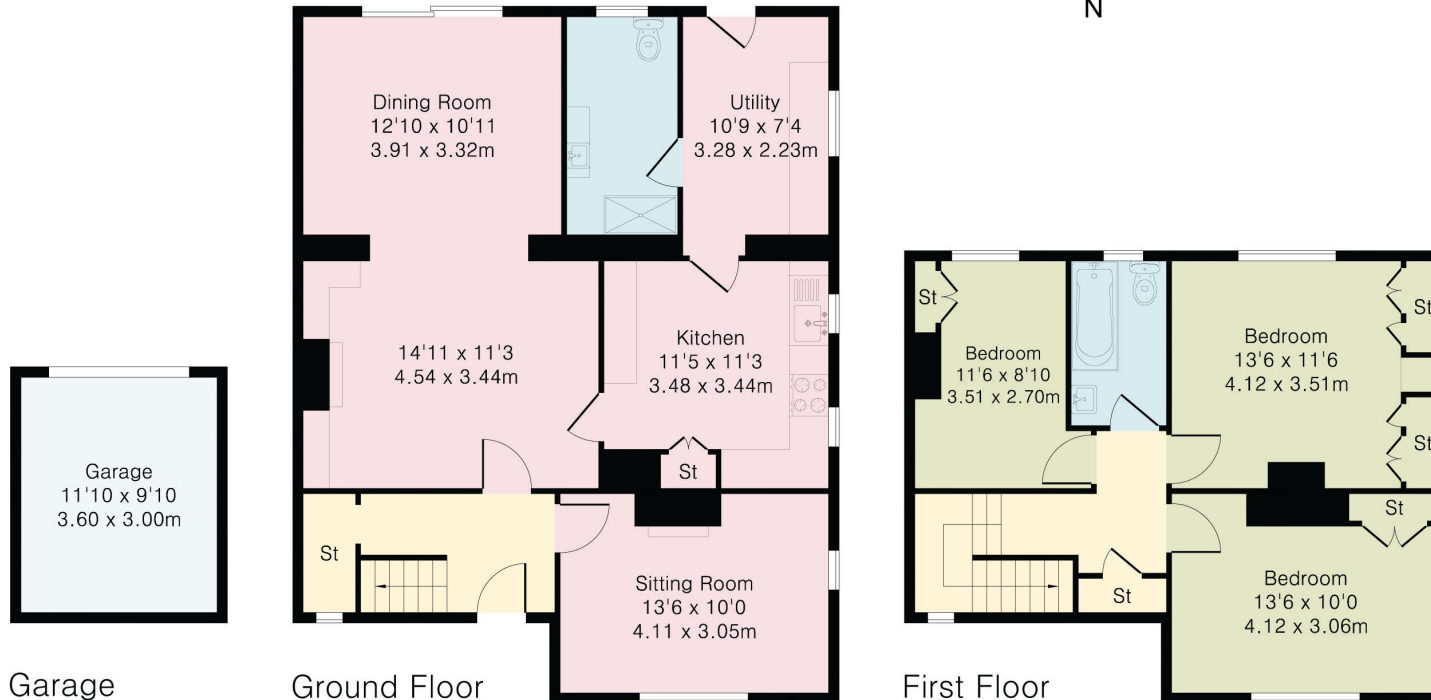


Approximate Gross Internal Area 1480 sq ft - 137 sq m

Ground Floor Area 844 sq ft – 78 sq m

First Floor Area 520 sq ft – 48 sq m

Garage Area 116 sq ft – 11 sq m



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