

Meadow Way, South Cerney, Cirencester, Gloucestershire, GL7 6HY



Link detached bungalow • Flexible accommodation • In need of updating • Potential to extend and reconfigure STPP • Private rear garden • Garage and off street parking • Popular village location • No onward chain • EPC D

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Key Features



3

Bedrooms



1

Bathroom



1

Reception

About the property

Being sold with no onward chain and situated in the popular and very well amenitied village of South Cerney is this link detached bungalow with flexible accommodation in need of updating, but at the same time offers the potential to extend further and reconfigure if required, subject to the necessary planning permission.

The accommodation comprises entrance hall, sitting room, three bedrooms, bathroom and kitchen,

Outside to the front is off street parking leading to a single garage, side access leads to a private rear garden.

Amenities

South Cerney is a popular village in the heart of the Cotswold Water Park. This area has become increasingly popular due to the large range of leisure activities that are on offer. It is a thriving community with many organisations including football, cricket, tennis and bowling.

The village has a range of local amenities including All Hallows Church, a community centre, village hall, a post office, general store and a brand-new Co-op, Indian restaurant/takeaway, fish and chip shop, a GP surgery, a pharmacy, vets and a dental surgery.

There is a primary school with secondary schools available in nearby Cirencester. The village has three public houses all of which offer meals, there is also a good bus service to Swindon, Cirencester and Cheltenham; Kemble mainline railway station is just a few miles away providing a service to London Paddington. The M4 and M5 are also easily accessible via the A419.

Directions

From our Cirencester office head towards Swindon A419 passing the Tesco Kings Meadow store and at the next roundabout turn right back upon yourselves and take the first turning on the left hand side at the former Preston toll bar junction to South Cerney. Continue along this road

into South Cerney, as you enter the village proceed over the bridge and then turn right into Meadow Way.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/SW/RN/24112023

We'd love to hear from you

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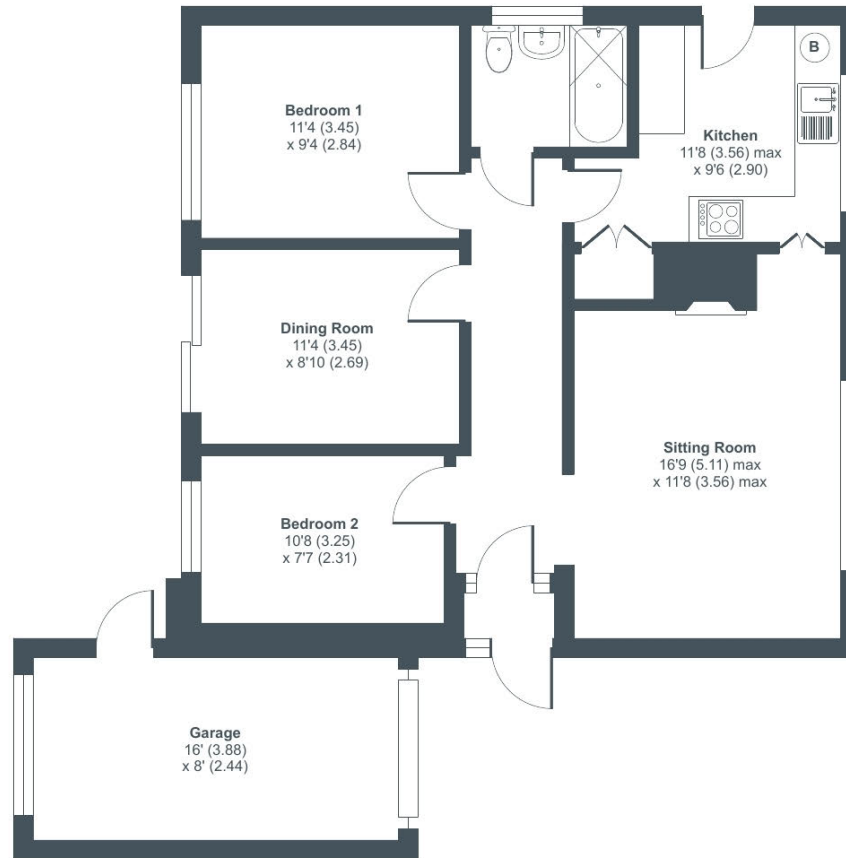
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Approximate Area = 757 sq ft / 70.3 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 885 sq ft / 82.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 1060967



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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.

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