

# PerryBishop

PROPERTY MADE PERSONAL

**Bathurst Road**, Cirencester, Gloucestershire, GL7 1SA



First floor maisonette • Two double bedrooms • Dual aspect kitchen dining room • Sitting room • Bathroom • Off street parking • Use of the rear garden • Situated with-in a mile's walk of Cirencester town centre • EPC C



# Bathurst Road,

Cirencester, Gloucestershire, GL7 1SA

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

Situated within a mile's walk of Cirencester town centre is this well presented and proportioned two double bedroom maisonette with off street parking and use of the rear garden.

The accommodation occupies the first floor, accessed via its own front door on the ground floor with hall and stairs leading off. The first floor comprises a generous landing, dual aspect kitchen dining room, sitting room, bathroom, and the two double bedrooms.

Outside, to the front is a parking space for one vehicle, while to the rear is a garden that the property has use of. Divided into two sections of which the current owner has landscaped the rear section.

## 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 Cirencester turn right into Castle Street. Bear left into Sheep Street, keeping to the left hand side and going straight over the mini roundabout. Continue to the T-junction, turning right onto Chesterton Lane and take a turning on the left hand side into Bathurst Road.

## Services & Tenure

The tenure is Leasehold, with original term of 125 years from 1 January 2007 (108 years remaining). No set ground rent or service charges in place.

## Local Authority

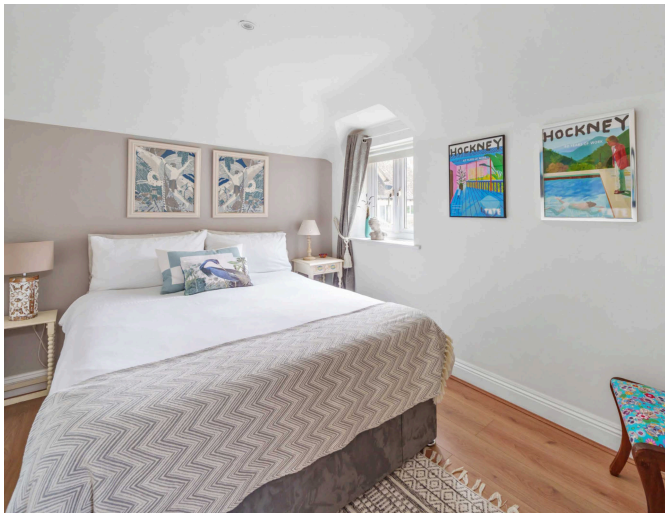
Cotswold District Council

Council Tax Band: B

## Our reference

CIR/SW/RN/24072023





**We'd love to hear from you**

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

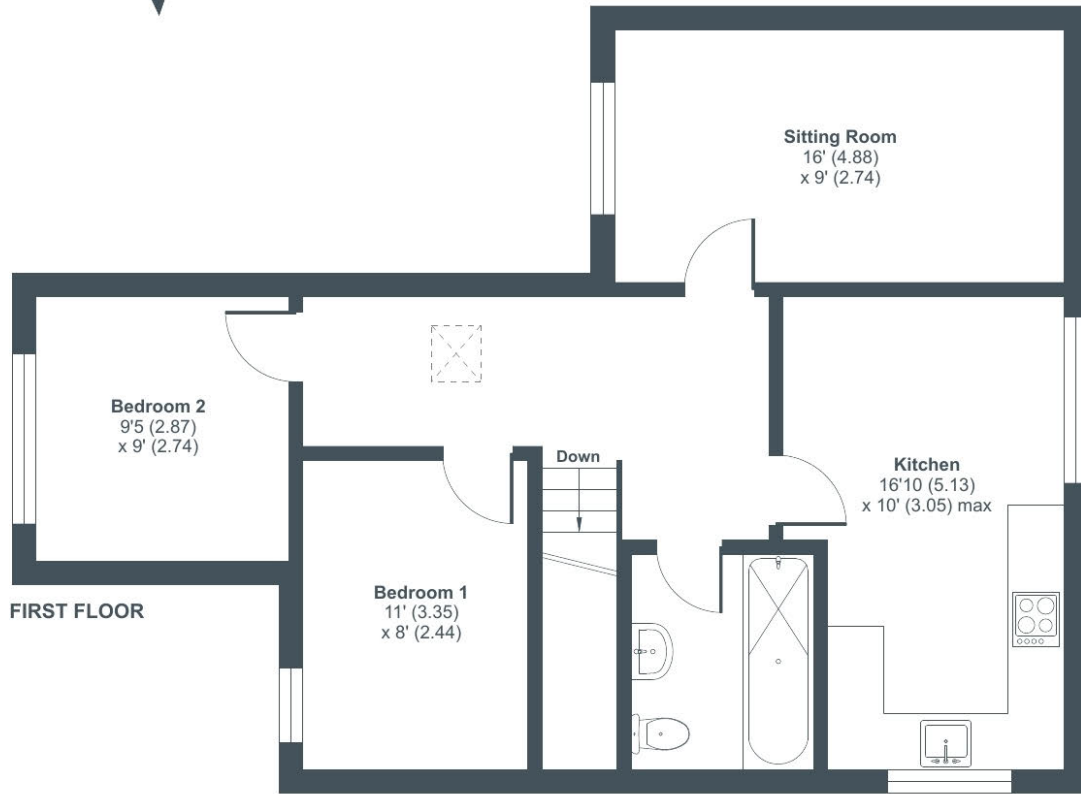
E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)



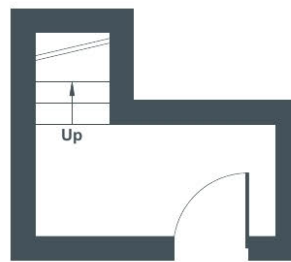
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Approximate Area = 740 sq ft / 68.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Perry Bishop. REF: 1013000



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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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