

## Greystones, South Mead, Siddington Road, Cirencester, Gloucestershire, GL7 1PB



Enjoying a lovely tucked away position • Three bedroom detached bungalow • Sitting room and dining room • Kitchen/breakfast room plus utility room • Generous gardens • Garage and driveway parking • No onward chain. • EPC D

# Greystones,

South Mead, Siddington Road, Cirencester, Gloucestershire, GL7 1PB

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Greystones sits in a small cul-de-sac enjoying a generous rear garden. This delightful three-bedroom detached bungalow is well-placed to be close to a wide range of amenities and facilities.

The light and airy accommodation briefly comprises an entrance hall. The sitting room has an attractive feature fireplace and an archway leads into the dining room. The kitchen/breakfast has a range of wall and base units with working surfaces over and matching wall cupboards. There is ample room for a table and French doors lead to the sun room where you can sit, relax, and overlook the garden. An inner hallway off the kitchen has a door to the garden and leads into the utility room.

There are three bedrooms and the main family bathroom completes the internal accommodation.

Outside, the gardens are a particularly fine feature of this property. There is driveway parking that leads to an attached single garage. Pedestrian access leads to the rear garden that is well-enclosed and enjoys a good degree of privacy. It is predominantly laid to lawn with a generous paved and gravelled area offering a choice of places to relax and entertain. There is a timber garden shed and a greenhouse.

## 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.

## 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

From our office in Silver Street, turn left into Castle Street and follow into the Market Place, continue into Dyer Street and at the traffic lights turn right into Victoria Road. Follow Victoria Road to the end and turn left into Watermoor Road towards the roundabout. Take the second exit towards Love Lane and at the next roundabout take the first exit into Bridge Road, following round into Siddington Road. Follow the road and turn left in South Mead. The bungalow can be found on the left hand side.

What3Words: ///bookcases.catch.stuck

## Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

## Local Authority

Cotswold District Council

Council Tax Band: D

## Our reference

CIR/JC/RN/31102024

## 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)







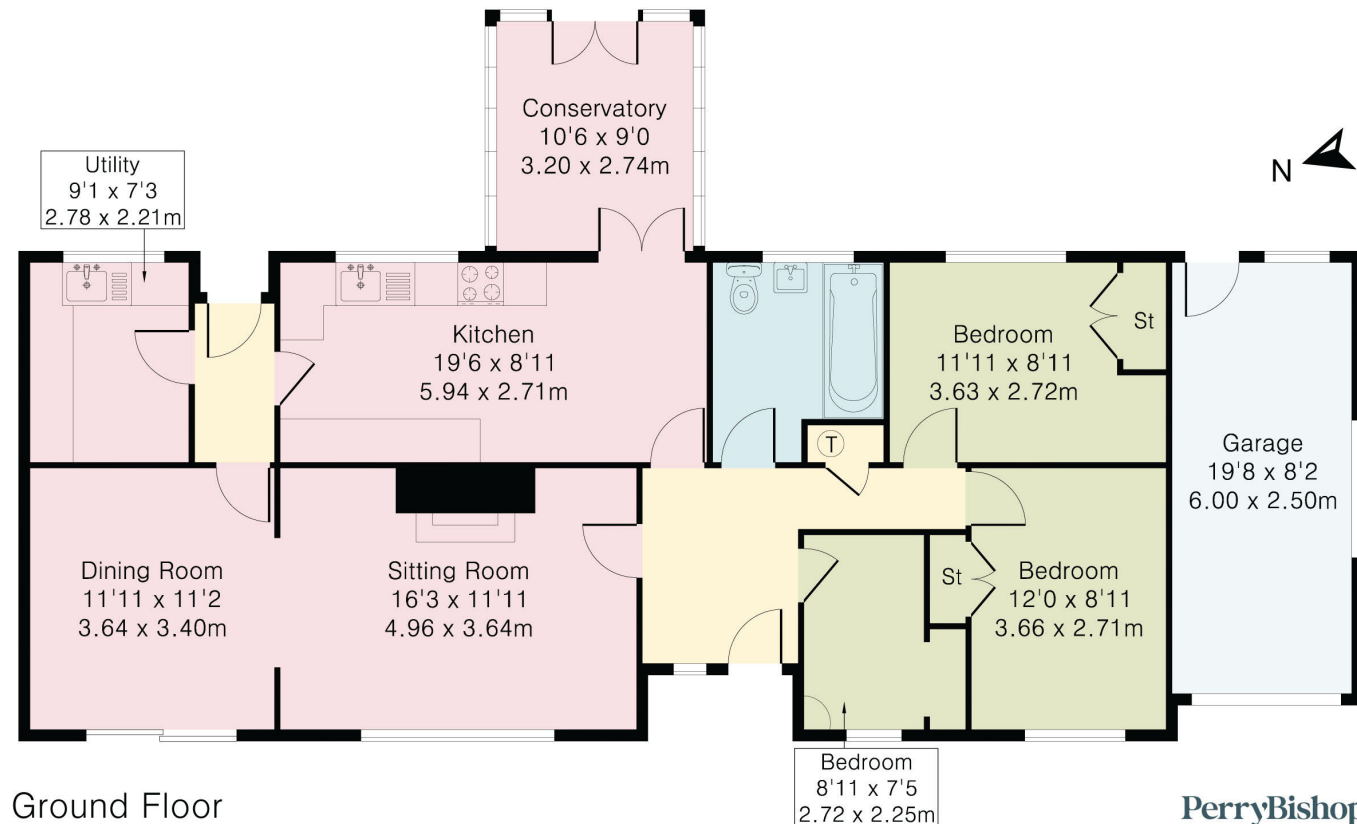








## Approximate Gross Internal Area 1341 sq ft - 125 sq m



**PerryBishop**  
PROPERTY MADE PERSONAL

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

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

[perrybishop.co.uk](http://perrybishop.co.uk)

**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.

Gloucestershire • Oxfordshire • Wiltshire

