

St. Marys Road, Cirencester, Gloucestershire, GL7 1AW



Semi-detached family home • Three bedrooms • Generous plot with potential to extended STPP
• Sitting & dining rooms • Side lobby/utility and conservatory • Single garage and workshop •
Southerly facing rear garden • No onward chain • EPC F

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Cirencester, Gloucestershire, GL7 1AW

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Situated around half a mile's walk of Cirencester town centre is this three-bedroom semi-detached family home sitting on a generous plot, allowing for the house to be further extended if required and subject to the necessary permissions and regulations. The property further benefits from a single garage and workshop, off-street parking, and a southerly-facing rear garden.

The accommodation is arranged over two floors with the ground floor comprising entrance porch, hall with stairs to the first floor, sitting room, dining room, kitchen, side lobby/utility and conservatory. The first floor offers the three bedrooms (two doubles and one single), shower room and separate WC.

Outside to the front is off-street parking leading to the single garage. Gated access leads to the rear southerly facing garden, mainly laid to lawn with mature borders and patio area. The rear garden also provides a useful garden store and access to a workshop to the rear of the garage.

The house sits within close proximity to the A429, Swindon Road.

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, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

Directions

From our office in Cirencester turn left towards the Market Place, continue through into Dyer Street, follow to the traffic lights going straight over onto London Road, turn right into Beeches Road and continue to the mini roundabout turning left into Herbert Stark Close and continue straight into Upper Churnside. St Mary Road is the second turning on the left.

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/SW/RN/16102023

We'd love to hear from you

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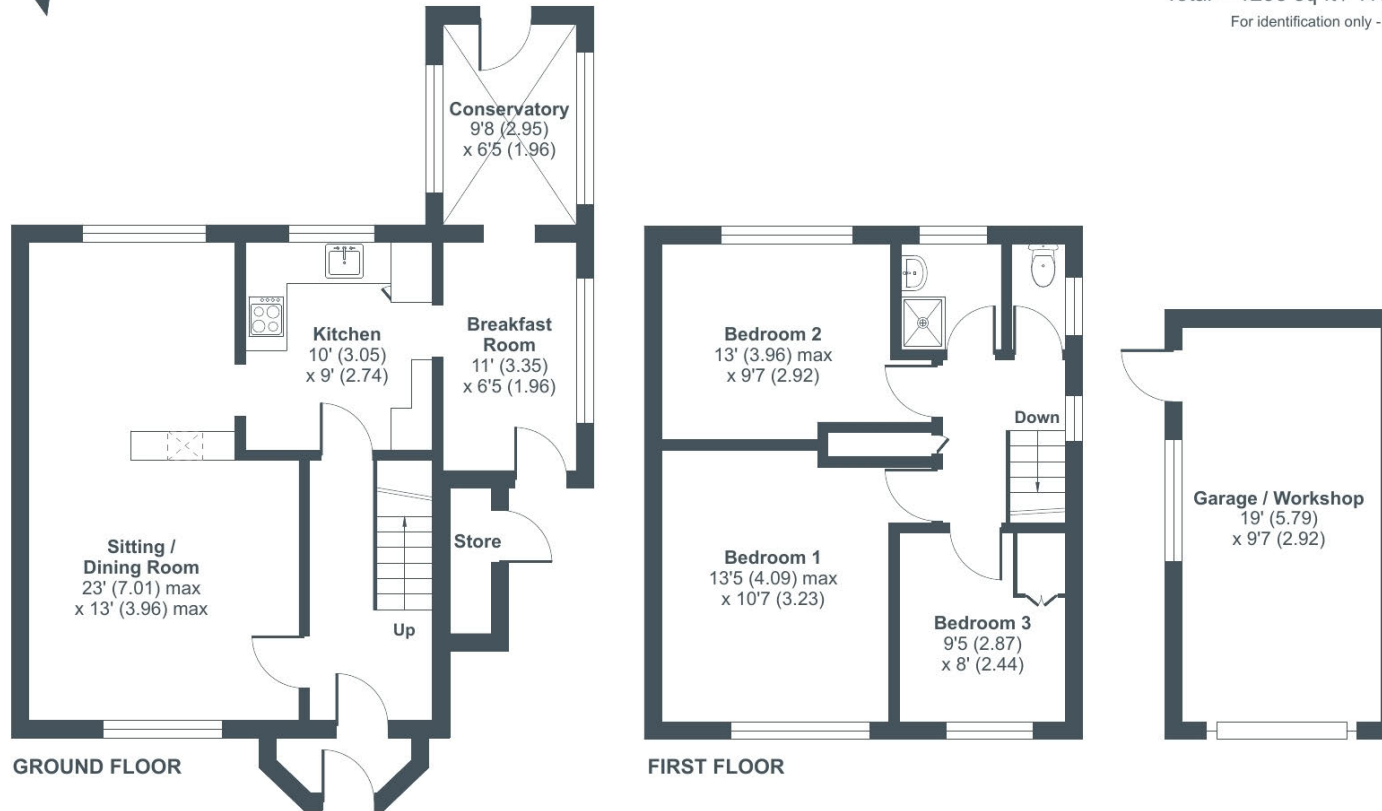
Approximate Area = 1056 sq ft / 98.1 sq m

Garage = 188 sq ft / 17.4 sq m

Store = 14 sq ft / 1.3 sq m

Total = 1258 sq ft / 116.8 sq m

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: 1047204



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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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