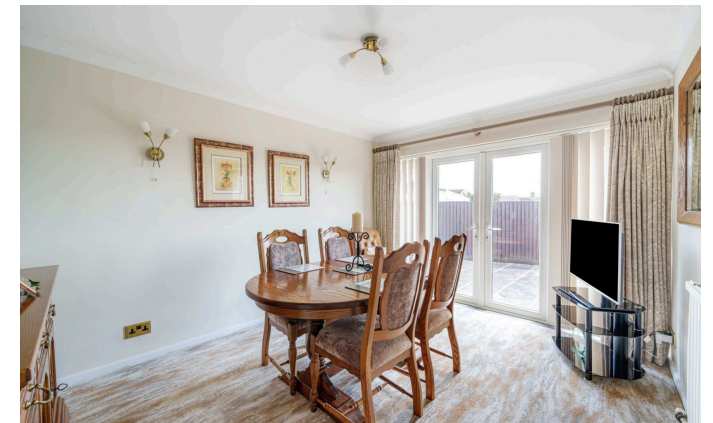


## Berry Hill Crescent, Cirencester, Gloucestershire, GL7 2HF



Deceptively spacious detached bungalow • Three bedrooms • Two reception rooms • Bathroom and separate cloakroom • Integral garage & ample off street parking • Landscaped westerly facing rear garden • Rural backdrop • Within a mile's walk of Cirencester town centre • EPC TBC

# Berry Hill Crescent,

Cirencester, Gloucestershire, GL7 2HF

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Situated in a much sought-after location, within a mile's walk of Cirencester town centre, is this well presented and deceptively spacious detached bungalow.

The accommodation is currently arranged to offer three bedrooms, study, two reception rooms, bathroom, cloakroom, modern kitchen, utility room, integral garage, ample off street parking, landscaped westerly facing rear garden and all benefitting from a rural backdrop over the Humpty Dumps and Stratton Meadows beyond.

## Amenities

The market town of Cirencester dates back to Roman times and 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 and independent specialist retailers, a weekly market and a twice monthly farmers' market. Just outside the town there is a weekly cattle market. There are also a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools, a sixth form college campus and the Royal Agricultural University. There are also good independent schools in the surrounding areas. Cirencester also boasts a cottage hospital, a leisure centre including a swimming pool and gym. There is a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket. The town also benefits from being on the edge of the ever popular Cotswold Water Park with all the activities that has to offer.

## 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 Cirencester turn left to the traffic lights. Turn left into Gosditch and follow into Dollar Street. At the end of the road bear right into Spitalgate Lane and continue to the traffic lights. Go straight over onto The Whiteway and take the second turning left into Berry Hill Crescent.

What 3 Words: [///increment.grapevine.haggis](https://www.what3words.com/#!/increment.grapevine.haggis)

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band: D

## Our reference

CIR/SW/RN/20062024

## 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)







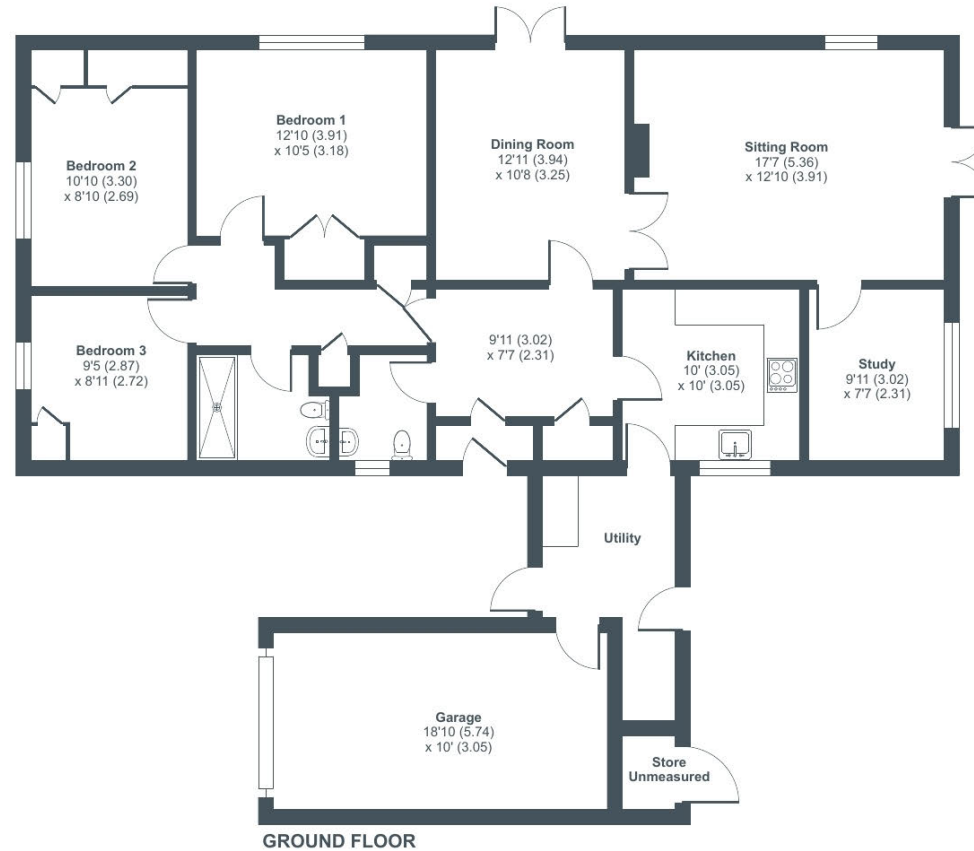
# Berry Hill Crescent, Cirencester, Gloucestershire, GL7

Approximate Area = 1277 sq ft / 118.6 sq m (excludes store)

Garage = 188 sq ft / 17.4 sq m

Total = 1465 sq ft / 136 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). © ncheom 2024. Produced for Perry Bishop. REF: 1148006



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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.

Gloucestershire • Oxfordshire • Wiltshire

