

Bingham Close, Cirencester, Gloucestershire, GL7 1BG



Modern townhouse • Three bedrooms • Kitchen breakfast room • Ground floor cloakroom • First floor sitting room • En-suite shower room and separate bathroom • Southerly facing rear garden • No onward chain • EPC TBC

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Cirencester, Gloucestershire, GL7 1BG

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

Offered for sale with no onward chain and conveniently situated in central Cirencester, around a third of a mile's level walk of the Market Place, is this three bedroom townhouse offering flexible accommodation and benefitting from off street parking and southerly facing rear garden.

The accommodation is arranged over three floors with the ground floor comprising a welcoming entrance hall with storage cupboards and cloakroom off, fitted kitchen breakfast room and a dining room with French doors leading out to the rear garden. The first floor offers a sitting room and the principal bedroom with en-suite shower room. The second floor consists of two further bedrooms and family bathroom.

Outside, to the front is a small courtyard garden, while to the rear is the southerly facing garden with a pedestrian gate leading to an allocated and essential off street parking space.

NB - the property is subject to an annual management fee of approximately £600.00 per annum for 2024/2025.

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 and go over the traffic lights, into the Market Place and into Dyer Street. At the traffic lights turn right into Victoria Road. Take your next right into The Avenue and Bingham Close can be found on the right hand side. Bingham Close can also be accessed off Lewis Lane.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/SW/RN/21032024

We'd love to hear from you

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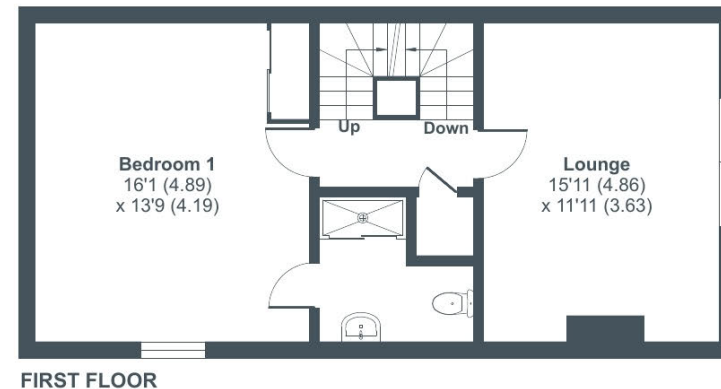
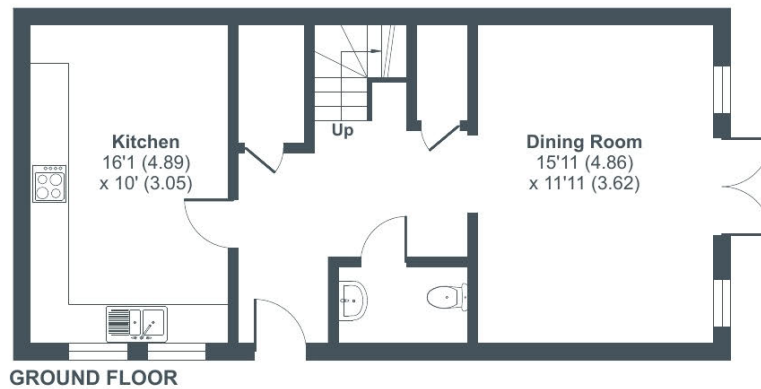
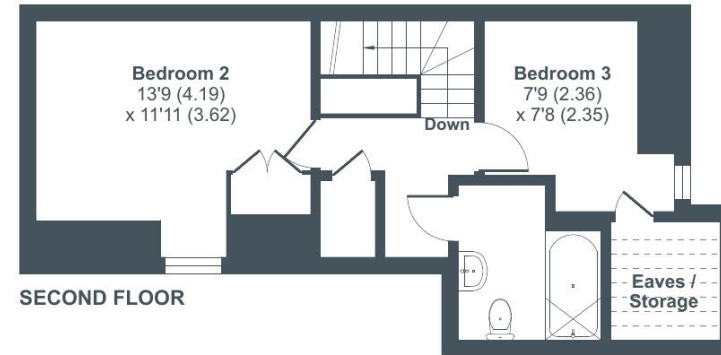
Approximate Area = 1507 sq ft / 140 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Total = 1544 sq ft / 143.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1101834



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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.

