

Links View, Cirencester, Gloucestershire, GL7 2NF



Recently refurbished bungalow in a quiet cul-de-sac location • Four bedrooms • Stunning open plan kitchen dining family room • Family bathroom and separate shower room • Solar panels • Off street parking • Generous and secluded rear garden • No onward chain • EPC B

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Key Features



4
Bedrooms



2
Bathrooms



1
Reception

About the property

Being sold with no onward chain is this recently improved four bedroom bungalow offering flexible accommodation, with a stunning open plan kitchen dining family space opening out to a generous and secluded rear garden all set within a quiet cul-de-sac in this highly desirable part Stratton.

The single storey accommodation currently offers entrance hall leading to a generous open plan living dining space overlooked by a recently relocated kitchen to the side, there are skylights and roof lantern with differing ceiling heights creating a light and interesting sociable space that opens out on to the garden. A separate utility room can be accessed of the kitchen area and also provided a useful second entrance. There are four bedrooms serviced by a family bathroom and a separate shower room. The property also benefits from a recently installed underfloor heating system along with solar panels to significantly aid in energy cost savings.

Outside to the front provides off street parking with side access leading to rear. The rear garden is mainly laid to lawn with decking. With bungalows to either side and playing fields to the rear the garden provides a superb amount of privacy.

Amenities

Stratton has a village like atmosphere, and a real sense of community yet is with-in close proximity Cirencester town centre. It offers a Primary School, pubs, a hotel, and a shop with post office along with access to the Bathurst Estate with its acres of fields ideal for dog walkers or just a stroll.

Cirencester itself is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.

Directions

From our office in Cirencester turn left into the Market Place and turn left into Dollar Street bearing right at the bottom into Spitalgate Lane. At the traffic lights filter left onto Abbey Way keep left into the Gloucester Road and just as you leave Cirencester take the last turning on the right hand side into Baunton Lane. Links View is a turning on the right hand side towards the end of Baunton Lane.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: E

Our reference

CIR/SW/RN/22012024

We'd love to hear from you

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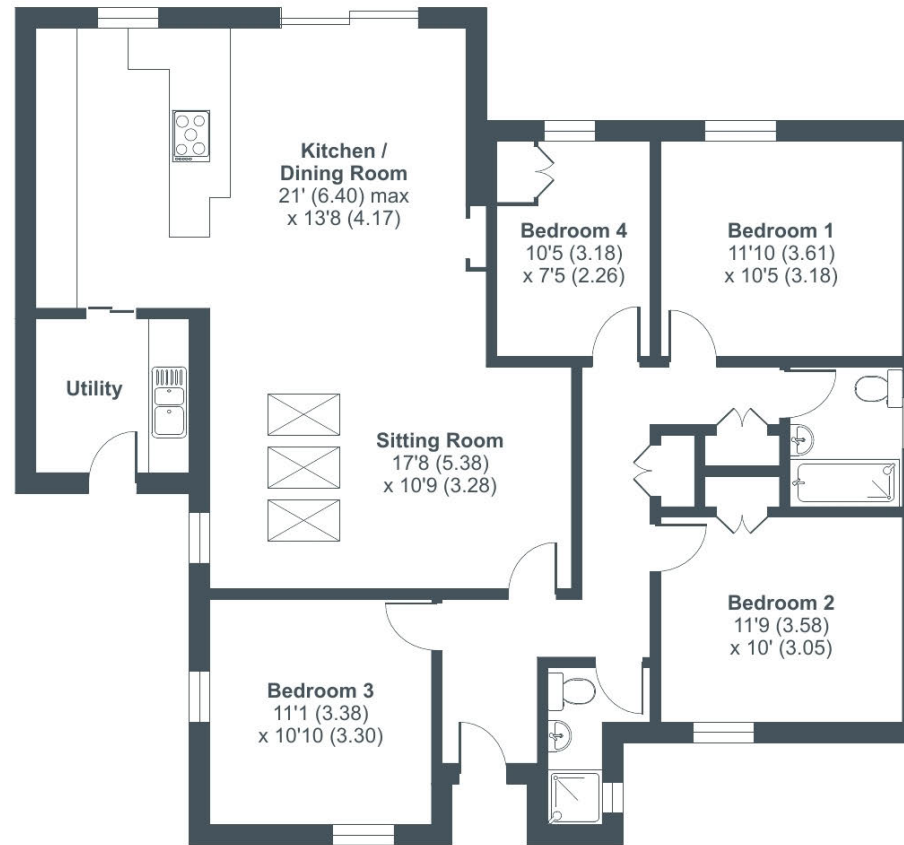




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Approximate Area = 1291 sq ft / 119.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1075722



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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.

