

22 Park View



Extended semi-detached bungalow • Three double bedrooms • Modern fitted kitchen dining room • Sitting room • Family bathroom & en-suite shower room • Off street parking • Private rear garden with garden room • Within a mile and a half's walk from Cirencester town centre • EPC C

22 Park View

Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

A substantial three bedroom semi-detached bungalow extended and reconfigured by the current owners to create this wonderful home offering flexible accommodation, with a stunning open plan kitchen dining family space opening out to a generous and secluded rear garden, all situated in the popular residential area of Stratton on the northern fringes of Cirencester.

The single storey accommodation currently comprises an entrance hall with good storage and opening skylights, living room, open plan kitchen dining room with bi-fold doors leading out to the rear garden, principal bedroom with an en-suite, two further double bedrooms serviced by a family bathroom.

Outside to the front is a driveway providing off street parking and a lawned area. The rear garden is mainly laid to lawn with a patio area, at the end of the garden is a garden room/home office and shed.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Stratton is a much sought after area situated just to the north of Cirencester. It has a village like atmosphere and a real sense of community yet the property is within a mile and a half's walk from the centre of Cirencester.

Stratton offers a well renowned primary school, pubs, hotel and a shop with post office.

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

Leave Cirencester town centre by Spitalgate Lane and at the traffic lights and junction turn left, onto Abbey Way following into Gloucester Road. Turn right onto the Cheltenham Road passing Roberts Close and take the next left into Park View. Follow the road as it bends to the right and then take the next left turn on to a continuation of Park View, the property can be found on the right hand side.

What3Words /// onlookers.library.lighter

Services & Tenure

The tenure is freehold,

All mains services are understood to be connected.

Local Authority

Cotswold District Council

Council Tax Band C

Our reference

CIR/CM/CDH/23052025

We'd love to hear from you

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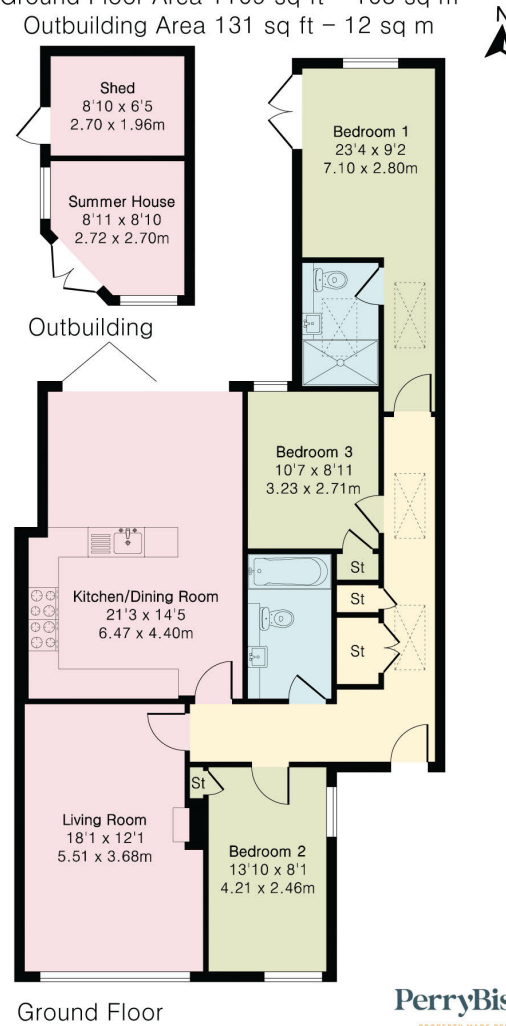




Approximate Gross Internal Area 1240 sq ft - 115 sq m

Ground Floor Area 1109 sq ft – 103 sq m

Outbuilding Area 131 sq ft – 12 sq m



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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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