

PerryBishop

PROPERTY MADE PERSONAL

Winchcombe Gardens, South Cerney, Cirencester, Gloucestershire, GL7 5WJ



Modern end of terrace home • Two double bedrooms • Modern fitted kitchen • Ground floor cloakroom • En-suite shower room and a separate bathroom • Landscaped rear garden • Allocated off street parking • No onward chain • EPC C



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Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

Offered for sale with no onward chain is this well presented modern, two double bedroom end of terrace home further benefitting from a private rear garden, off street parking and being situated in a small development in the popular and very well amenitied village of South Cerney.

The accomodation is arranged over two floors with the ground floor comprising entrance hall, cloakroom, modern fitted kitchen and sitting room with double doors out to the rear garden.

The first floor offers the two double bedrooms, en-suite shower room and a separate bathroom.

The rear garden has been landscaped to offer a welcoming and low maintenance space and benefits from gated side pedestrian access leading to the allocated parking.

Amenities

South Cerney is a popular village in the heart of the Cotswold Water Park. This area has become increasingly popular due to the large range of leisure activities that are on offer. It is a thriving community with many organisations including football, cricket, tennis and bowling.

The village has a range of local amenities including All Hallows Church, a community centre, village hall, Co-op & One Stop stores, Indian restaurant/takeaway, fish and chip shop, a GP surgery, a pharmacy, dental surgery and a hairdressers.

There is a primary school with secondary schools available in nearby Cirencester. The village has three public houses, bus service to Swindon, Cirencester and Cheltenham; Kemble mainline railway station is just a few miles away providing a service to London Paddington. The M4 and M5 are also easily accessible via the A419.

Directions

Leave Cirencester towards Swindon on the A419 and turn right at the Preston toll Bar towards South Cerney. Continue on this road into the village of South Cerney. At the T junction turn right onto the High Street and then left onto Broadway Lane. Take the second right in to The Leaze and continue to the right. Winchcombe gardens can then be found on the right hand side.

Services & Tenure

The tenure is Freehold.





Local Authority
Cotswold District Council

Council Tax Band: B

Our reference
CIR/SW/RN/16042024

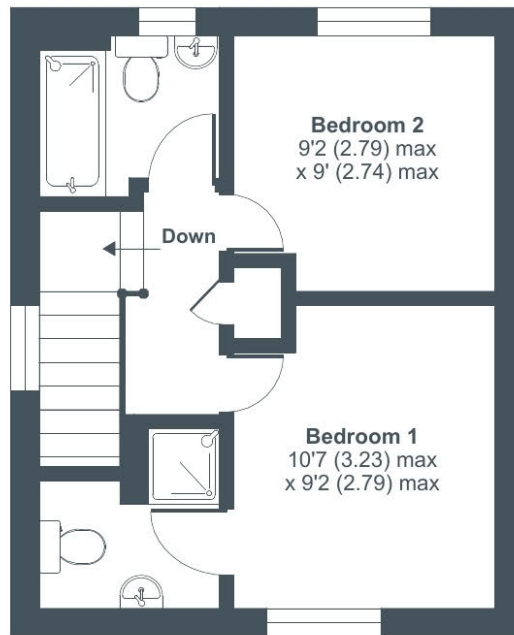
We'd love to hear from you
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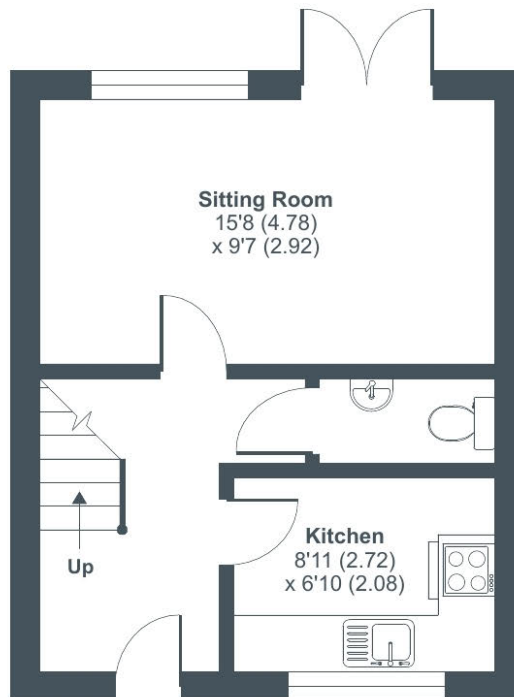
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Approximate Area = 644 sq ft / 59.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthcom 2024. Produced for Perry Bishop. REF: 1112054



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