

Perry Bishop

PROPERTY MADE PERSONAL

Gloucester Street, Cirencester, Gloucestershire, GL7 2DJ



Ground floor apartment • One double bedroom • Sitting room • Separate kitchen • Communal gardens • Heart of town • No onward chain • EPC D



Gloucester Street,

Cirencester, Gloucestershire, GL7 2DJ

Key Features



1
Bedroom



1
Bathroom



1
Reception

About the property

Sitting in the heart of the town, one bedroom ground floor apartment in a lovely period building.

The accommodation is entered through its own front door where there is hallway with storage cupboard. The sitting room looks out on to the Gloucester Road. The kitchen has a range of wall and base units and fitted oven, hob, fridge freezer and washer drier. There is a double bedroom and the bathroom enjoys a white suite.

Outside there is a communal garden to the rear offering a place to sit outside and enjoy.

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 weekly market, there are several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester also boasts a cottage hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Directions

From our office turn towards the Market Place, at the traffic lights turn left, follow this road to the end and bear sharp right into Spitalgate Lane, take the next turning on the left hand side into Trafalgar Road, follow this road round to the junction with Gooseacre Lane and turn left, and then immediately turn right onto Gloucester Street with the property being found on the right hand side of the road and on the left hand side of the passageway.

Services & Tenure

The tenure is Leasehold, 125 years from June 2014. There is a service/maintenance charge of £1,306 p.a TBC. Ground rent is £150 p.a and increases every 25yrs, the next increase is due in 2039.

Local Authority

Cotswold District Council

Council Tax Band: A

Our reference

CIR/SM/RN/10042024



We'd love to hear from you

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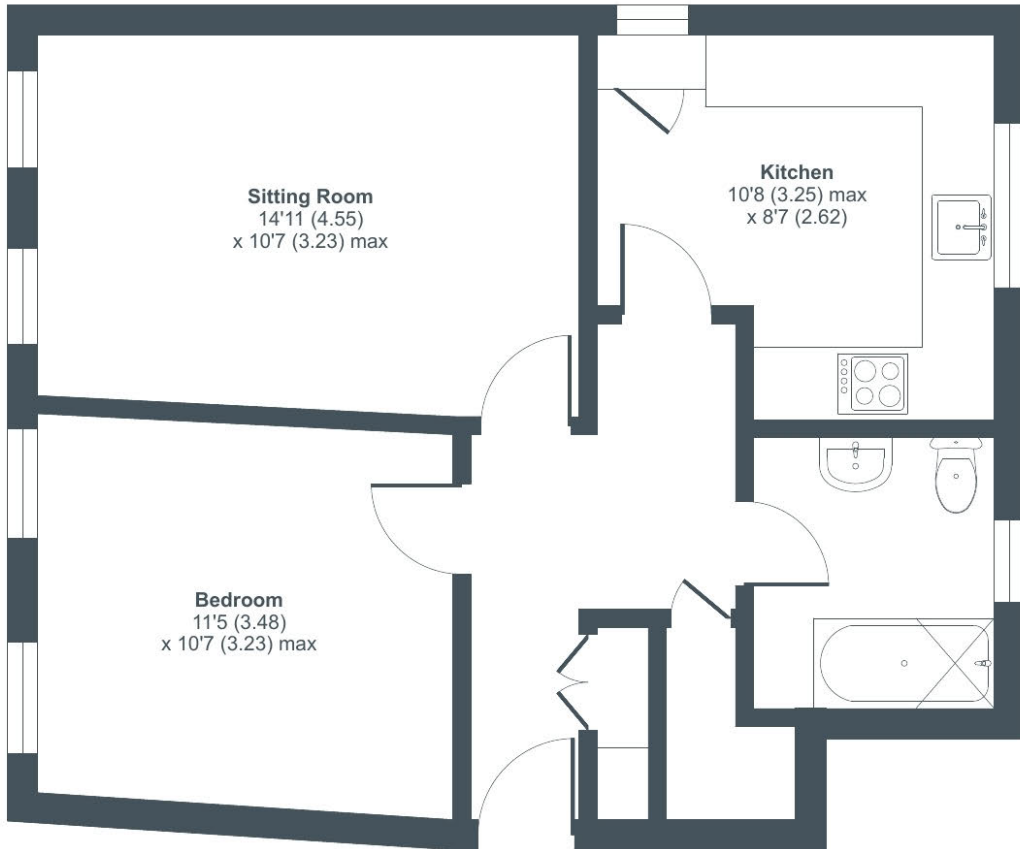
E: cirencester@perrybishop.co.uk



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Approximate Area = 572 sq ft / 53.1 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). © nitchecom 2024. Produced for Perry Bishop. REF: 1107598



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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

