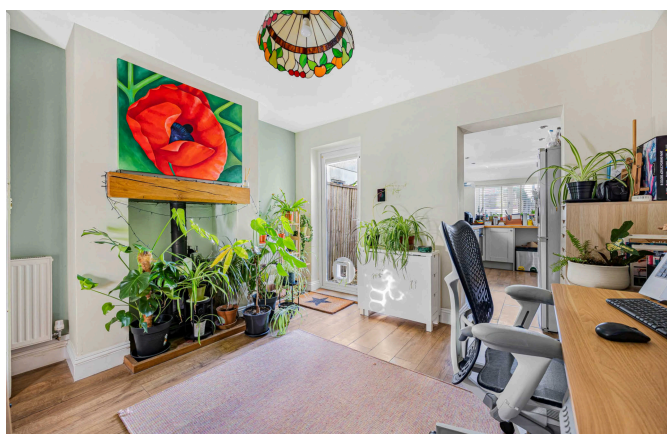


# PerryBishop

PROPERTY MADE PERSONAL

**Nursery Cottages**, Queen Street, Cirencester, Gloucestershire, GL7 1GD



Beautifully presented period cottage • Two bedrooms • Separate sitting room and dining room • Modern fitted kitchen • Recently fitted shower room • Southerly facing rear garden • Off street parking option available for a monthly fee • Planning permission in place to add a single storey rear extension • EPC C



## Nursery Cottages,

Queen Street, Cirencester, Gloucestershire, GL7 1GD

### Key Features



2  
Bedrooms



1  
Bathroom



2  
Receptions

### About the property

Situated around half a mile's walk of Cirencester town centre within a tucked away position is this beautifully presented two bedroom period cottage, benefitting from a southerly facing rear garden and planning permission in place to add a single storey rear extension.

The accommodation is arranged over two floors with the ground floor comprising a recently constructed porch, sitting room with a feature fireplace, separate dining room with decorative wood burner and open to a modern fitted kitchen. The first floor provides the bedrooms and a wonderfully recently fitted shower room.

The planning permission for the erection of the front porch also included a single storey rear extension to square off the back of the house enlarging the kitchen and opening into the dining room. Cotswold District Council Planning Permission Reference: 22/02709/FUL

Outside, to the front is a small low maintenance garden. While to the rear, the garden enjoys a sunny southerly aspect with

pedestrian gated rear access.

Parking option ... residents of Nursery Cottages have an arrangement with a local landowner who owns a car park at the end of the terrace. The current vendor rents a parking space for a small monthly fee, which could be an arrangement that the incoming purchasers could also take advantage of.

### 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.

### Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.





#### Directions

From our office in Cirencester proceed through the market Place into Dyer Street. At the traffic lights turn right onto Victoria Road. Continue to the end of Victoria Road and the property can be found at the end of a lane at the junction of Queen Street and Victoria Road.

What 3 Words: [///shielding.lifeguard.profile](https://shielding.lifeguard.profile)

#### Services & Tenure

The tenure is Freehold. All mains services are connected.

#### Local Authority

Cotswold District Council

Council Tax Band: C

#### Our reference

CIR/SW/RN/02122024



#### We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

### *what the owner said*

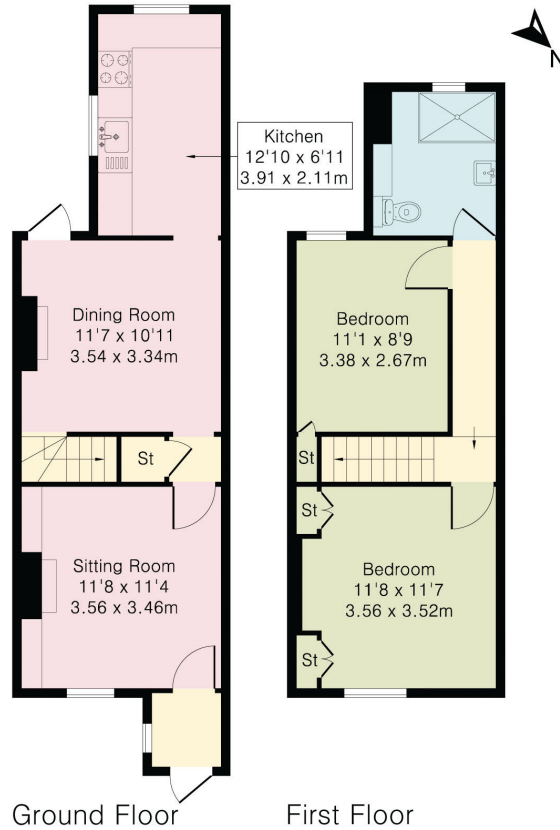
"It is in the watermoor area, 10-15 min walk from the center of Cirencester. I love my house as although it's a cosy cottage, it is also quite spacious. It has a lot of character and I've been able to make it a proper home. It is really quiet here, with a lovely south facing garden / courtyard."



**Approximate Gross Internal Area 772 sq ft - 71 sq m**

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 361 sq ft – 33 sq m



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