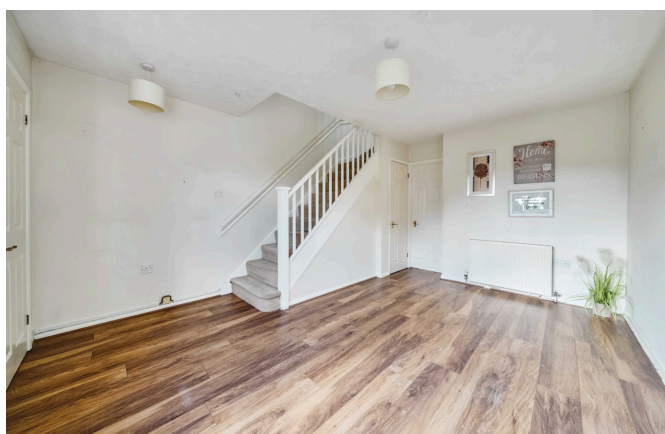


PerryBishop

PROPERTY MADE PERSONAL

Foxes Bank Drive, Cirencester, Gloucestershire, GL7 1WA



Modern terraced home • Two bedrooms • Sitting room and kitchen • Gardens • Garage • Cul-de-sac position • EPC C



Foxes Bank Drive, Cirencester, Gloucestershire, GL7 1WA

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

This two-bedroom home is in a great location, close to several amenities including a doctor's surgery, pharmacy and convenience store. With some great outside spaces and walks right on your doorstep.

This home briefly comprises of:-

Entrance porch providing hanging space for coats which leads onto the main reception room.

The reception room is fitted with laminate wood effect flooring with stairs leading to the first floor, neutrally decorated with window overlooking the front aspect.

The dining room is fitted with laminate flooring and is a good size with a door leading onto the rear garden and archway leading into the kitchen area. The kitchen is fitted with a range of white base and wall units with single integrated oven, 4 ring gas hob with extractor above. There is also space for a fridge/freezer and washing machine. The window overlooks the rear with an access door leading onto the rear garden.

To the first floor there are two good size bedrooms and the family bathroom.

The principal bedroom is a great size double which is decorated neutrally throughout with beige carpets.

Bedroom two is also a good size small double bedroom.

The family bathroom is fitted with a white contemporary suite comprising of bath with shower over, low level WC and white basin on pedestal. Tiled to the walls with white tiles this gives this room a bright contemporary feel.

The front garden of the property is low maintenance with a paved pathway leading to the front door with borders and gravel areas and surrounded by mature hedges.

The rear garden is completely paved making this a very low maintenance garden and the perfect space for a table and chairs to enjoy al-fresco dining in the summer months. A totally safe space for young children as the garden is completely enclosed with a range of brick walls and panel fencing.

The property also comes with a single garage to the rear of the property with the benefit of being able to access this from the garden, complete with light and power and with one driveway parking space in front of the garage.

The property is warmed throughout by gas central heating and has a range of UPVC windows and doors.

This home is in a great location, and we would urge early viewing to avoid disappointment.

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.

Amenities

The market town of Cirencester dates back to Roman times and 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, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

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

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

Directions

From our office in Cirencester turn right into Castle Street, bear left at the end of the road into Sheep Street, keep left and go across the mini roundabout. Continue along this road to the crossroads. Go straight over onto Somerford Road turning right at the mini roundabout into Cranhams Lane. Take the second turning on the right hand side into Foxes Bank Drive.

What3Words- [elaborate.ample.equipping](https://www.what3words.com/#!/elaborate/ample/equipping)

Services & Tenure

The tenure is freehold.

Local Authority

Cotswold District Council

Council Tax Band- C

Our reference

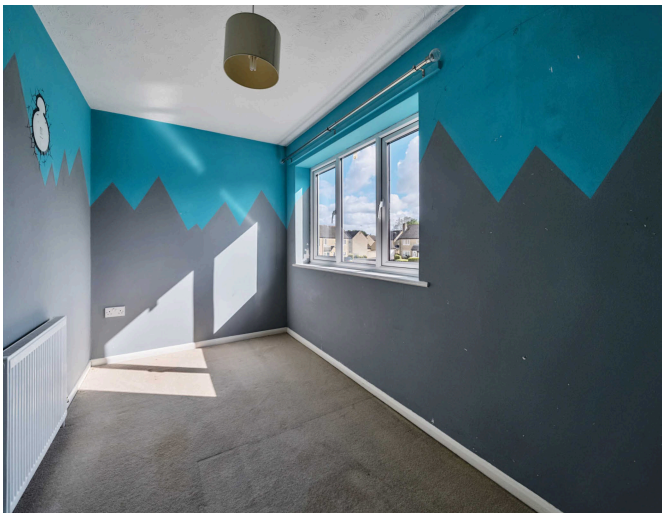
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We'd love to hear from you

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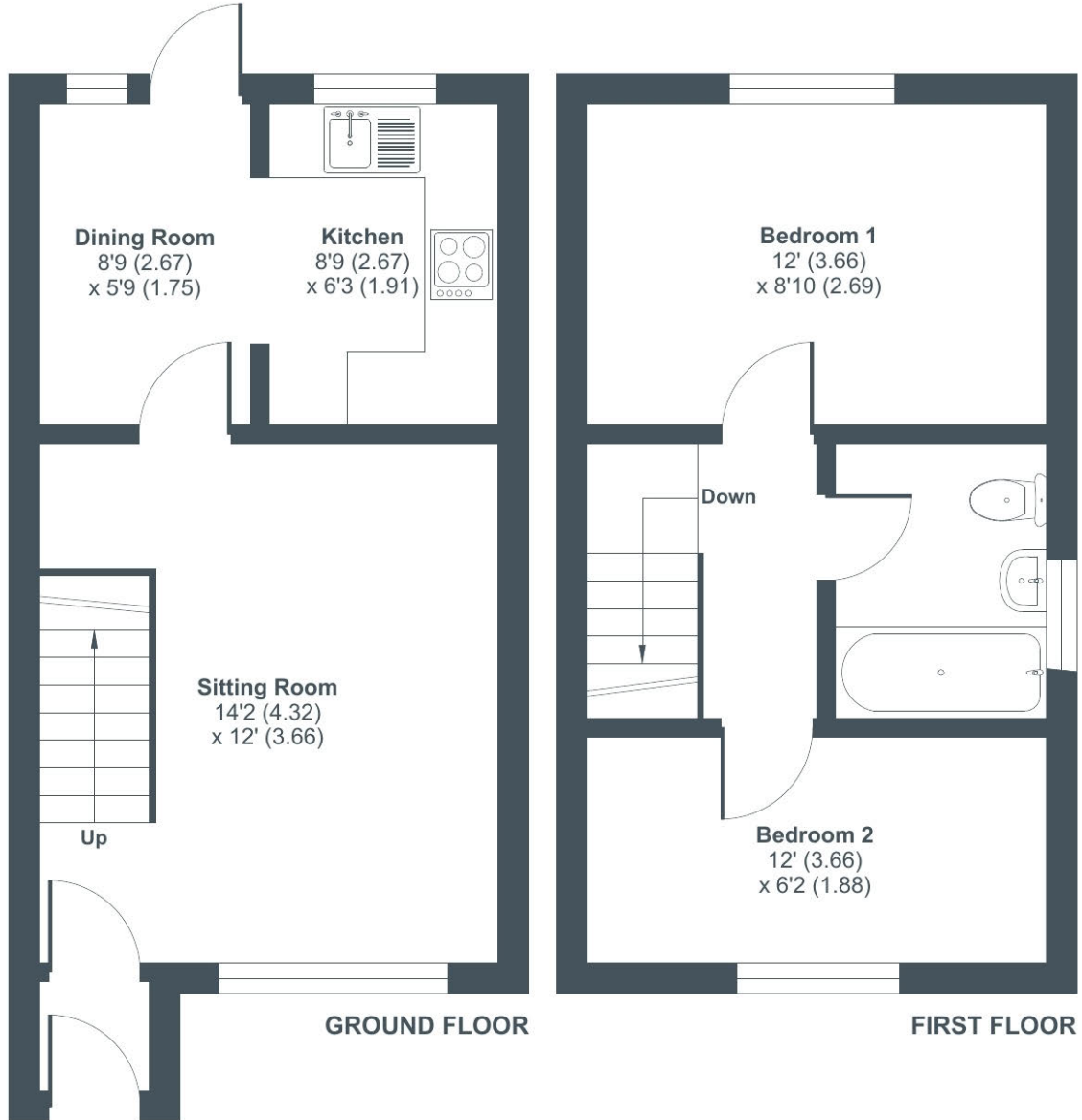
E: cirencester@perrybishop.co.uk



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Approximate Area = 596 sq ft / 55.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Perry Bishop. REF: 1140003



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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

