

Lewis Lane, Cirencester, Gloucestershire, GL7 1EB



Lovely town location • Three bedroom family home • Set back from the road • End of terrace •
Garage and gardens • EPC C

Lewis Lane,

Cirencester, Gloucestershire, GL7 1EB

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Superb opportunity to acquire a town centre property with the benefit of parking located in a prime position. Beautifully presented having recently undergone a full programme of refurbishment, along with an extension to provide a modern open plan layout.

The property also boasts of a good size front and rear garden.

Do not delay this is a gem of a property and early viewing advised.

The property is accessed from the front through a low maintenance garden overlooking Lewis Lane. Laid to gravel with pretty borders providing a lovely low maintenance space.

The property itself briefly comprises of:-

Entrance hallway with low maintenance Karndean flooring throughout the ground floor, doors to all rooms and stairs to the first floor with plenty of space to hang coats, decorated neutrally throughout.

The cloakroom on the ground floor is fitted with a contemporary suite comprising of WC and white ceramic basin seated on a dark blue slimline cabinet, with a heated towel rail and small window to the front aspect with further space for coats storage along with useful shelves.

The reception room is a fabulous space which is dual aspect overlooking the front and rear gardens, a substantial room with a continuation of the Karndean flooring from the hallway making the space flow seamlessly. There is an open fireplace which is in fully working order providing a wonderful focal point and a great warm space to be during the winter months. The window is fitted with a shear roller blind for added privacy, still allowing the light to flood in.

The rear of this room is currently used as a dining area overlooking the rear garden and the two Velux windows to the roof aspect creates a beautiful bright and airy space. Large folding patio doors give access into the rear garden and in the summer months really come into their own, a joy to have open as the rear garden has a very sunny aspect. The patio doors and side windows are fitted with white blinds.

The dining area flows around to the large kitchen which is fitted with a range of dark blue wall and base cupboards with ample black granite work surface. The integrated appliances include a dishwasher, fridge/freezer, double oven and electric induction hob. The units are newly fitted and have soft close drawers and doors and various useful attributes to include secret drawers, wine rack and useful bin storage. There is also a large under stairs cupboard providing useful storage for a Hoover etc with light and power within. Neutrally decorated throughout with splashes of blue to compliment the kitchen, a great size room, perfect for cooking up a storm!

To the first floor there are three bedrooms and the family bathroom.

The principal bedroom is a good size double and overlooks the rear of the property it is decorated neutrally throughout with grey carpet.

Bedroom two is a generous double and overlooks the front aspect and benefits from built in wardrobes, fitted with grey carpet throughout and decorated neutrally.

Bedroom three is used by the current vendor as a dressing room with lots of built in wardrobe space. This is a smaller double bedroom (with the wardrobes removed) with grey fitted carpet and window overlooking the rear garden and a fitted day/night blind.

The bathroom is fitted with a white suite with bath and shower over, white WC and vanity unit seated in a contemporary dark blue vanity unit,

heated towel rail and obscure window overlooking the front aspect of the property and is fitted with a day/night blind for added privacy.

On the landing area there is a useful storage cupboard providing lots of useful space and access to the loft space with loft ladder for access and light, this has also been fully insulated along with the property having recently had cavity wall insulation.

The rear garden of the property has a lovely sunny aspect. A large patio area sits adjacent to the folding patio doors providing the perfect spot for alfresco dining in the summer months. Steps lead down to the lawned area, borders and pathway and a further smaller patio, very useful for BBQ's with a gate leading to the garage and parking area. To the side of the garage is a gated area with ample space for log storage. The garden is bordered by panel and link fencing to one side and a stunning high red brick wall to the other side which is a lovely garden feature, to enhance the wall there is a border with mature shrubs, young wisteria, roses and it comes into its own in the summer months and looks lovely.

The garage is accessed with an up and over door and fitted with power and lighting, there is also an electric car charging point. Sensor lighting is fitted within the parking area, a useful addition on dark winter evenings.

There is parking for 2/3 cars at the rear as well as the garage space making this town centre property one of the few properties so close to town with garage and parking.

The property had a new Worcester boiler fitted in 2023 and benefits from cavity wall insulation, with a range of UPVC windows and doors throughout.

We would urge early viewing on this property to avoid disappointment, it will not be on the market for long.

Material Information: The property was built in 1964 and it is said to be sat on top of a Roman mosaic and as such was built on a raft foundation. The property was underpinned in the 80's and the vendor has the relevant documentation of the works, there has been no movement in the house since the work.

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.

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 Silver Street turn left into Castle Street, follow through into the Market Place and continue until you reach the traffic lights at the end of Dyer Street. Turn right into Lewis Lane.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/CSL/JC/RN/03062024

We'd love to hear from you

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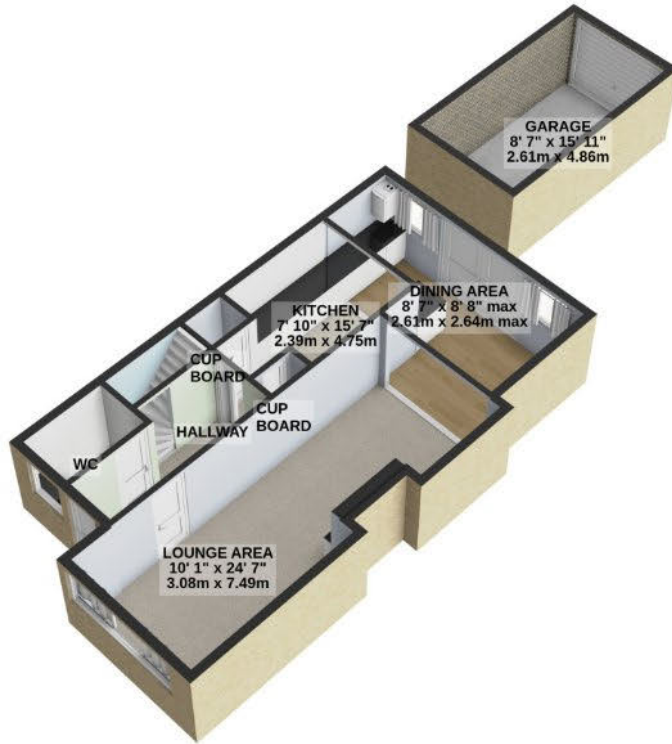
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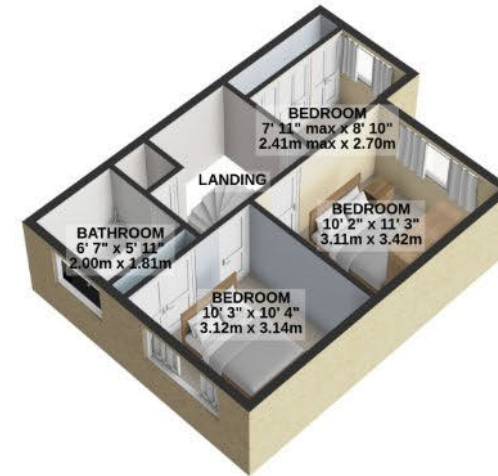




GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



3 BED - TOWN CENTRE HOUSE FOR SALE, CIRENCESTER, GLOS.
TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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