

# Perry Bishop

PROPERTY MADE PERSONAL

**Cheltenham Road, Cirencester, Gloucestershire GL7 2JB**



Period, stone built home • Two bedrooms • Fitted kitchen • Sitting room • Dining room • Gas central heating • Family bathroom • Attractive rear garden • EPC TBC





# Cheltenham Road,

Cirencester, Gloucestershire GL7 2JB

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

A charming two-bedroom home full of character is being sold with no onward chain.

67 Cheltenham Road is accessed via steps from the pavement to a covered porch.

The sitting room features a stone fireplace with a door leading to the wooden painted kitchen which has a range of cupboards with work surfaces over and space for a washing machine. An internal window looks through to the dining room which in turn opens out into a sunroom which leads to the garden.

The stairs lead to the first floor double bedroom and the bathroom. The second floor master bedroom has the added benefit of a Saniflow washroom.

To the outside the garden is of a generous size is mainly laid to

lawn with a mature boarder of hedges and shrubs.

The parking is on street parking.

## 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

Leave Cirencester town along Dollar Street. Follow the road round to the right into Spitalgate Lane. At the traffic lights turn







left along Gloucester Road then take the next right into Cheltenham Road where the property can be found on the left hand side.

What 3 Words: ///contoured.orbit.tweaked

**Services & Tenure**

The tenure is Freehold.

**Local Authority**

Cotswold District Council

Council Tax Band: C

**Our reference**

CIR/SM/RN/14062024

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

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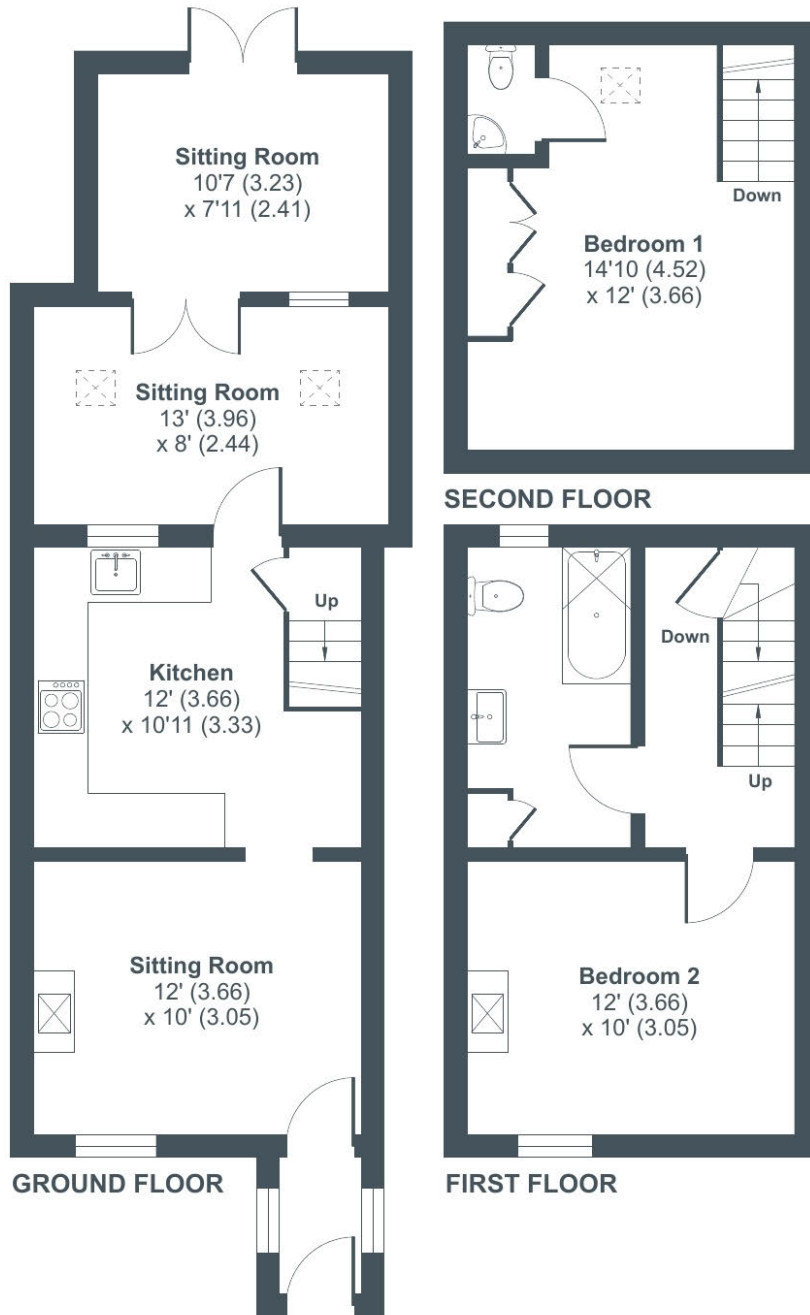
E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)



# Cheltenham Road, Cirencester, Gloucestershire, GL7

Approximate Area = 916 sq ft / 85 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: 1146496



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