

Parkland Square, Cirencester, Gloucestershire, GL7 1SL



Period three bedroom semi-detached home • Sitting room, kitchen and cloakroom • Recently fitted bathroom with bath and separate shower • Off road parking • Gardens • No onward chain • EPC TBC

Parkland Square,

Cirencester, Gloucestershire, GL7 1SL

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Enjoying a pleasant position in this popular area on the outskirts of Cirencester town is this three bedroom semi-detached period home.

Located within easy reach of a range of amenities, facilities, and some delightful countryside walks, this family home offers light and airy accommodation.

It briefly comprises an entrance hall where there is a door to the cloakroom and a door to the sitting room, here there is a feature fireplace and a door to the front. The kitchen has a range of units with working surfaces over and a door to the garden.

At first floor level, the landing leads to three bedrooms and the main family bathroom which enjoys a white suite which as well as a bath, has a separate shower cubicle, hand basin and wc.

There is an attic room which is accessed via a loft ladder and has a velux style window bringing in light.

Outside, there is driveway parking. The front garden is well-enclosed and is predominantly laid to lawn. It extends around to the rear garden where there is a small lawn area and a patio offering a place to sit, relax and entertain.

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 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 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 in Cirencester turn right into Castle Street. Bear left into Sheep Street, keeping to the left hand side and going





straight over the mini roundabout. Continue to the T-junction, turning right onto Chesterton Lane and take a turning on the left hand side into Bathurst Road. At the end of Bathurst Road turn right onto Aspley Road and then take a left into Parkland Square.

What3Words- concerts.pins.prominent

Services & Tenure

The tenure is freehold.

Local Authority

Cotswold District Council

Council Tax Band- B

Our reference

CIR/JC/MS/03072024

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

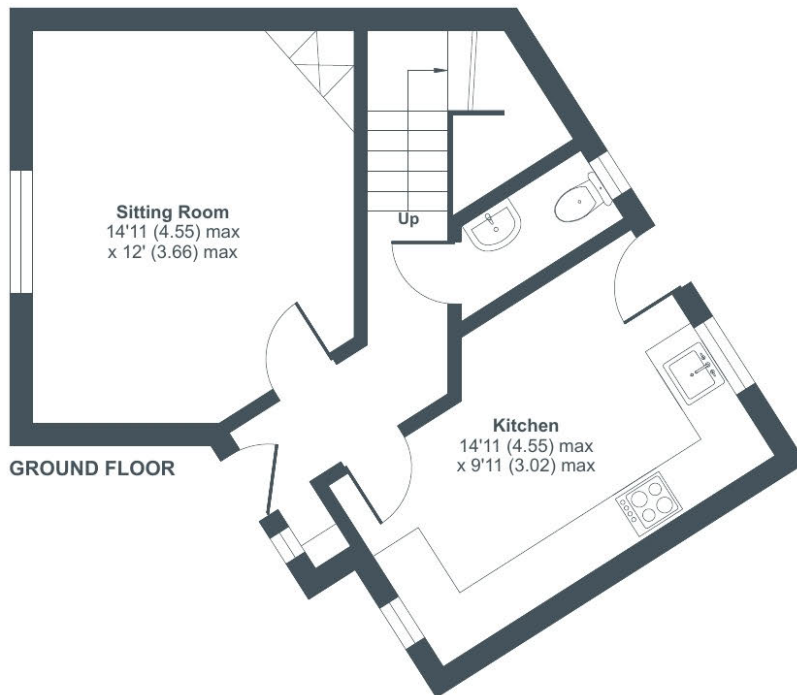
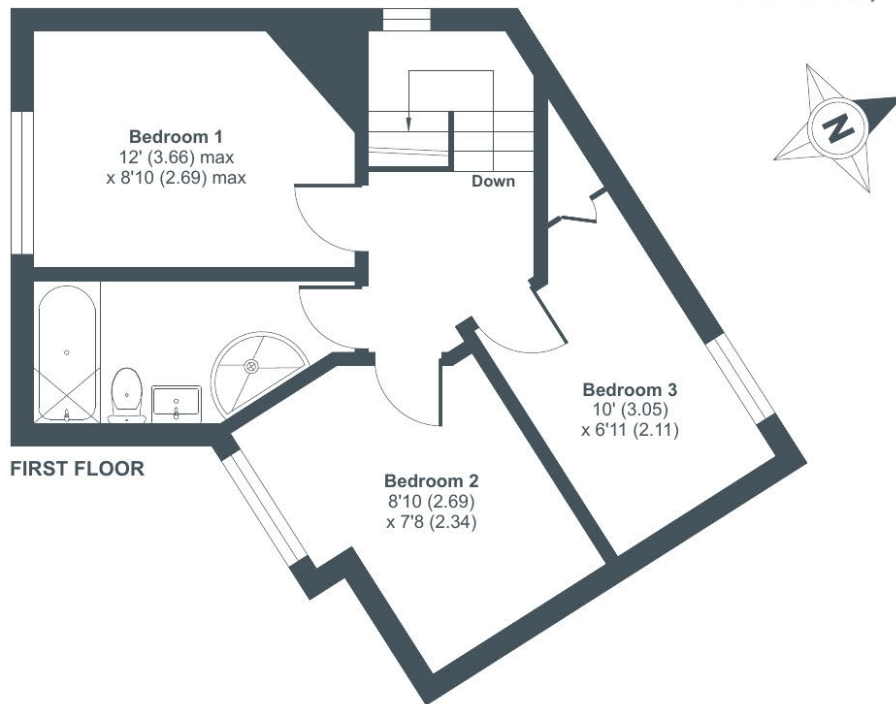
E: cirencester@perrybishop.co.uk



Parkland Square, Cirencester, GL7

Approximate Area = 859 sq ft / 79.8 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). © nchecon 2024. Produced for Perry Bishop. REF: 1153219



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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

