

# PerryBishop

PROPERTY MADE PERSONAL

Stratton, Cirencester, Gloucestershire GL7 2JW



Mid terraced family home • Overlooking a green area • Pleasant position • Two reception rooms • Utility/cloakroom • Garage and gardens • EPC C





Stratton, Cirencester, Gloucestershire GL7 2JW

#### Key Features



3  
Bedrooms



1  
Bathroom



1 to 2  
Receptions

#### About the property

Enjoying a most pleasant outlook over a small green is this three bedroom mid terrace extended family home.

Located in this popular area on the outskirts of town, the property is well-placed to be close to a range of amenities and facilities.

Enjoying flexible accommodation over two floors, the property briefly comprises an entrance lobby which leads into the sitting room. The main hallway has stairs to the first floor and a door to the utility/cloakroom. There is a dining room which flows through into the kitchen where there is a range of wall and base units with working surfaces over. There is a sizeable rear porch and access into the garage.

At first floor level, the landing leads to three bedrooms and the family shower room which enjoys a white suite.

Outside, there is an open plan garden to the front, overlooking the green area, that is designed with ease of maintenance in mind. To the rear of the property there is driveway parking and a single garage. The rear garden is predominantly laid to flower/shrub borders.

#### 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

Stratton is a much sought after area situated on the northern side of Cirencester. Stratton has a village like atmosphere, and a real sense of community, yet the property is around a mile and a half's walk of Cirencester's Market Place (town centre). It offers a Primary School, pubs, a hotel and a shop with post office along with access to the Bathurst Estate with its acres of fields ideal for dog walkers or just a stroll.

Cirencester itself is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.







### Directions

Leave Cirencester town centre on the Gloucester Road, go past the junction for the Cheltenham Road and take the fourth turning on the right hand side into Baunton Lane. Take the second turning on the right for Vaisey Road and the property can be found by the green on your right hand side.

What3Words- contemplate.shaped.combining

### Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

### Local Authority

Cotswold District Council

Council Tax Band- C

### Our reference

CIR/JM/MS/24072024

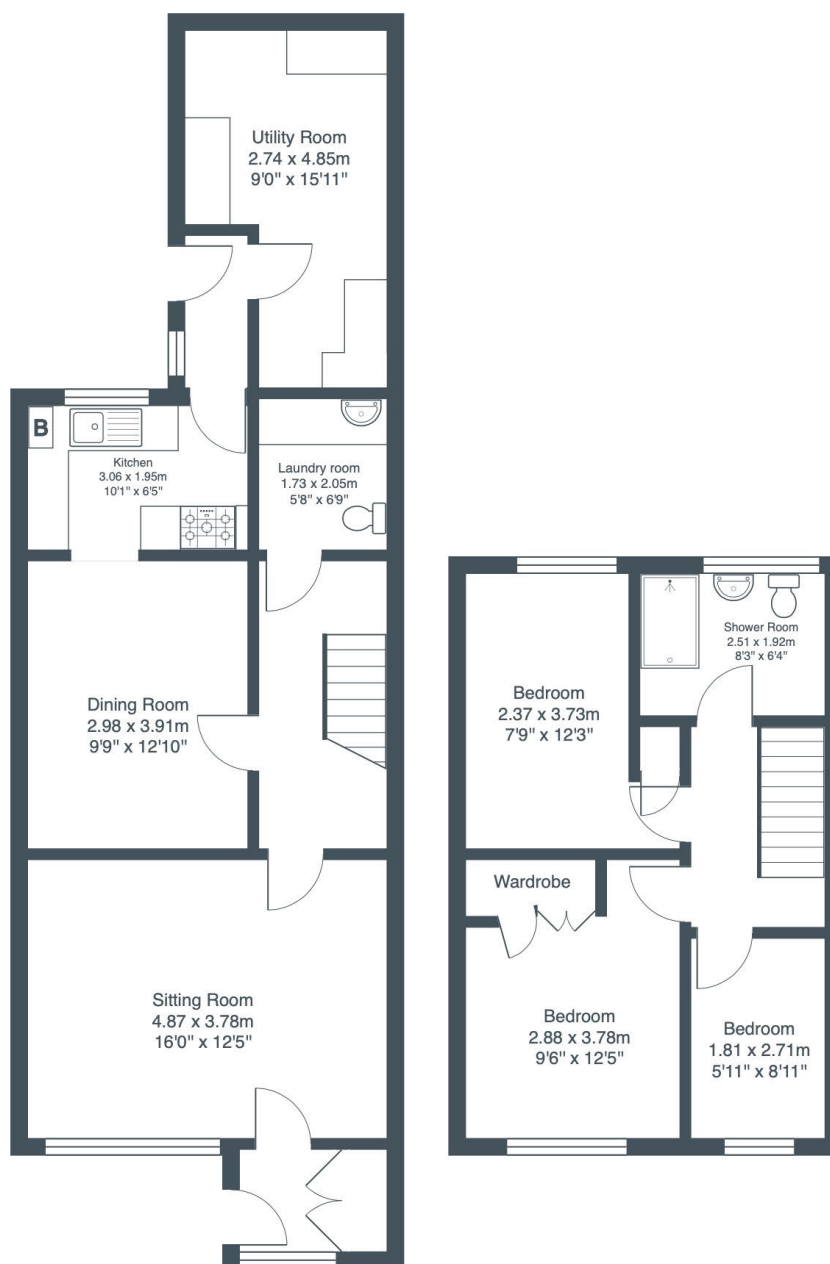
### We'd love to hear from you

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Total Area: 102.7 m<sup>2</sup> ... 1106 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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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.

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