

## St. Johns Close, Cirencester, Gloucestershire, GL7 2JA



Attractive period detached house • Three bedrooms, two bathrooms • Ready to turn into your next home • Three reception rooms • Move Ready – Quick Move Available • Most generous garden • Garage and driveway • Cul-de-sac location • EPC E

# St. Johns Close,

Cirencester, Gloucestershire, GL7 2JA

## Key Features



3  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

An attractive period three-bedroom detached family residence sitting in a most generous sized plot in this ever-popular cul-de-sac on the outskirts of Cirencester town.

Offering light and airy accommodation, the property is ready for the next person to turn into their forever home. Briefly comprising an entrance hall where there are stairs to the first floor and a door to the cloakroom. The sitting room has a most attractive curved bay window with a window seat, an attractive stone fireplace, and a door to the outside. The dining room leads on through into the kitchen where there is a range of wall and base units with working surfaces over. A few steps lead to a snug/office which enjoys a dual aspect. An inner hallway has a door to the front and rear.

At first floor level, the landing leads to three bedrooms and two bathrooms.

Outside, the gardens are a particularly fine feature of this property. A driveway provides parking and leads to a single garage. There is a lawn area to the front and well-stocked flower/shrub borders. The rear garden is most generous in its proportion and predominantly laid to lawn with well-stocked flower/shrub borders and a gravelled area offering a place to sit, relax and entertain.

## Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

- Property Information Questionnaire
- Fittings and Contents forms
- Official copy of Title Register or Epitome of Title if an unregistered title
- Title plan
- Local Authority search

- Draft contract
- A buyers information booklet will be shared on first viewing
- Anti Money Laundering Checks

## Amenities

Stratton is a much sought after area situated just to the north of Cirencester. It has a village like atmosphere and a real sense of community yet the property is well within a mile and a half's walk from the centre of Cirencester. Stratton offers a well renowned primary school, pubs, hotel and a shop with post office.

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.

## 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 centre by Spitalgate Lane and at the traffic lights and junction turn left onto Abbey Way following into Gloucester Road. Turn right onto the Cheltenham Road and after the Post Office turn right into Whiteway View. St Johns Close will be found on your left hand side.

What 3 Words: [///strong.announced.dent](#)

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band: F

## Our reference

CIR/JC/RN/11092024

## We'd love to hear from you

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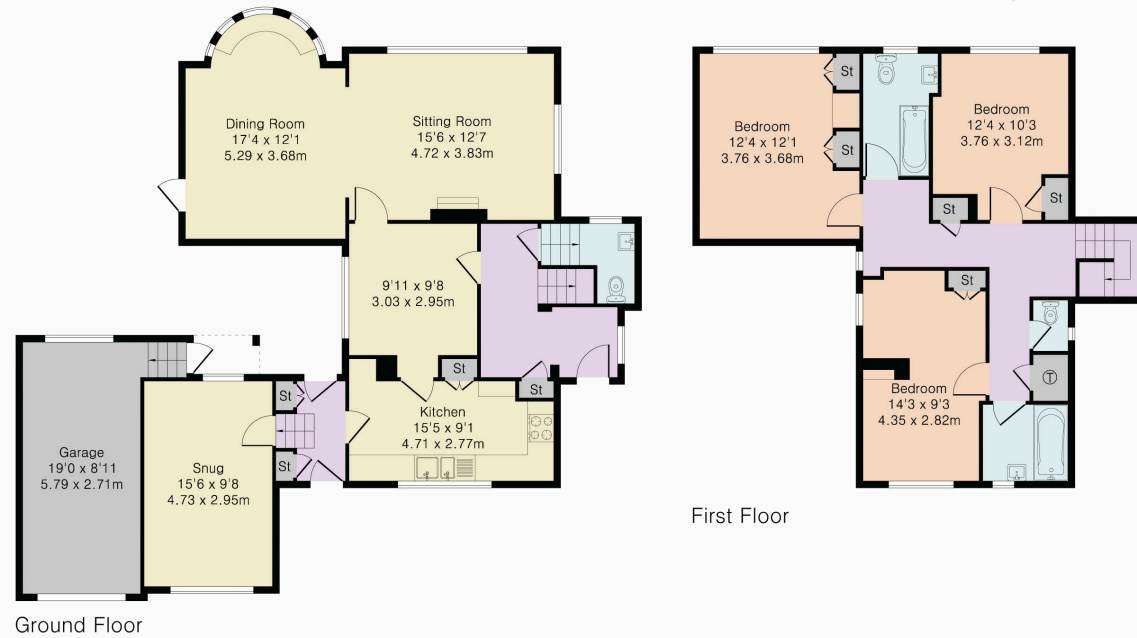








Approximate Gross Internal Area 1830 sq ft – 169 sq m  
 Ground Floor Area 1125 sq ft – 104 sq m  
 First Floor Area 705 sq ft – 65 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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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