

Garden Close Cirencester, Gloucestershire, GL7 1UW



Recently refurbished terraced home • Three bedrooms • Modern kitchen dining room • Modern bathroom • Westerly facing patio garden • Off street parking and garage • Around half a mile's walk from Cirencester town centre • EPC C

Garden Close

Cirencester, Gloucestershire, GL7 1UW

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Situated around half a mile's walk from Cirencester town centre is this recently refurbished three bedroom home with off street parking, garage and a westerly facing patio rear garden.

The accommodation is arranged over two floors with the ground floor comprising entrance porch, hall, sitting room opening into a modern kitchen dining room.

The first floor provides the three bedrooms, two doubles and one small single and a modern fitted bathroom.

Outside, the rear patio garden benefits from a sunny westerly facing aspect with a rear pedestrian gate leading to the parking area and the single en bloc garage.

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, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.





Directions

From our office in Cirencester, travel out of town along Castle Street and head south onto Sheep Street, then bear left towards the mini-roundabout. Take the second exit and continue over the by-pass and onto Somerford Road. Garden Close is located off Somerford Road on the right hand side well before the junction with Chesterton Lane.

What 3 Words: ///swipes.binds.whistle

Services & Tenure

The tenure is Freehold.

All mains services are connected.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/SW/JK/280225

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

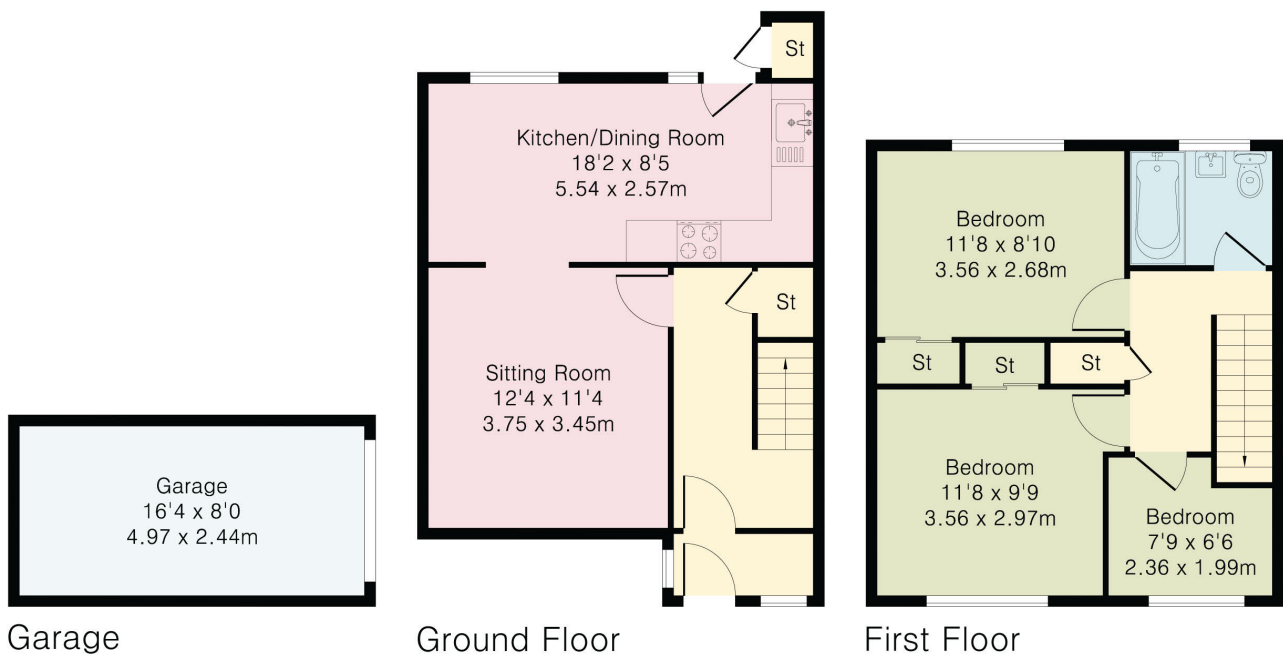


Approximate Gross Internal Area 931 sq ft - 86 sq m

Ground Floor Area 408 sq ft – 38 sq m

First Floor Area 392 sq ft – 36 sq m

Garage Area 131 sq ft – 12 sq m



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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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