

PerryBishop

PROPERTY MADE PERSONAL

Oak Way, South Cerney, Cirencester, Gloucestershire, GL7 5XX



End of terrace home • Two double bedrooms • Modern fitted kitchen • Sitting room & Conservatory • Private rear garden • Allocated off street parking spaces • Popular Cotswold village of South Cerney • No onward chain • EPC D



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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Offered for sale with no onward chain is this two double bedroom end of terrace home further benefitting from a private rear garden, off street parking and being situated in the popular and very well amenitied village of South Cerney.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, modern fitted kitchen and sitting room open a conservatory that leads out to the rear garden.

The first floor offers the two double bedrooms serviced by a modern bathroom.

Outside, to the front is an open paved drive, however, whilst the curb has not been lowered permission has been given via highways for this to happen subject to finding a contractor. Gated side access lead to the private rear garden laid to lawn

and patio. Two allocated parking spaces can be found to the rear of the property.

Amenities

South Cerney is a popular village in the heart of the Cotswold Water Park. This area has become increasingly popular due to the large range of leisure activities that are on offer. It is a thriving community with many organisations including football, cricket, tennis and bowling.

The village has a range of local amenities including All Hallows Church, a community centre, village hall, Co-op & One Stop stores, Indian restaurant/takeaway, fish and chip shop, a GP surgery, a pharmacy, dental surgery and a hairdressers.

There is a primary school with secondary schools available in nearby Cirencester. The village has three public houses, bus service to Swindon, Cirencester and Cheltenham; Kemble mainline railway station is just a few miles away providing a service to London Paddington. The M4 and M5 are also easily accessible via the A419.

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 and head towards Swindon on the A419, turn right signposted South Cerney. Continue on this road into South Cerney for approximately 1.8 miles. At the junction turn right into the High Street and then left into Broadway Lane. Turn left into Oak Way and the property can be found on the left hand side.





What 3 Words: ///snuggle.scavenger.steepest

Services & Tenure

The tenure is Freehold. All mains services are connected.

Local Authority

Cotswold District Council

Council Tax Band: B

Our reference

CIR/SW/RN/11102024

We'd love to hear from you

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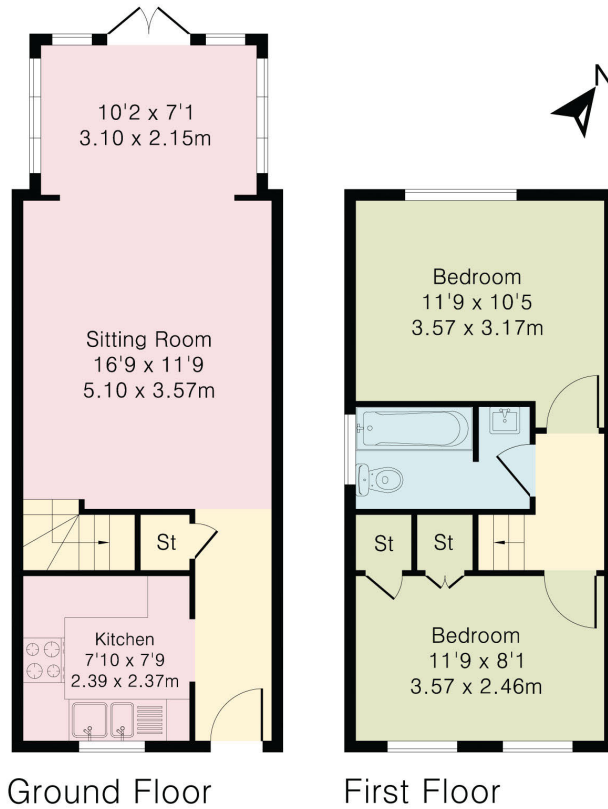
E: cirencester@perrybishop.co.uk



Approximate Gross Internal Area 671 sq ft - 63 sq m

Ground Floor Area 373 sq ft – 35 sq m

First Floor Area 298 sq ft – 28 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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