

## Ashcroft Road, Cirencester, Gloucestershire, GL7 1QZ



Period end of terrace family home • Three double bedrooms • Sitting room and separate family room • Ground floor cloakroom • Large family bathroom • Single chamber cellar • Southerly facing rear garden with side access • Town centre location • EPC D

# Ashcroft Road,

Cirencester, Gloucestershire, GL7 1QZ

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Conveniently situated in the town centre near to many local facilities and amenities is this period, end of terrace family townhouse home benefitting from three double bedrooms and a southerly facing rear garden with gated side access.

The accommodation is arranged over three floors (plus cellar) with the extended ground floor comprising entrance hall, sitting room, separate family room with access down to a generous single chamber cellar and which could be converted to make a habitable room. An inner hallway leads off the family room with cloakroom off and leading to a kitchen dining room that opens out to the rear garden. The first floor consists of a well-proportioned double bedroom and large family bathroom with separate shower cubicle. While the second floor offers two further double bedrooms.

Outside, to the front is a small retaining garden with gated side access leading to the rear. The garden has two distinct sections; a secluded courtyard created by the extended ground floor, while to the rear is the southerly facing rear garden laid to lawn and patio.

## 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.

## 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

From our office in Cirencester, turn right into Castle Street. Bear left at the end of the road into Sheep Street. Keep left and at the mini roundabout turn left into Ashcroft Road, the property can be found on the right hand side.

What 3 Words: [///configure.inflation.unfair](#)

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band: E

## Our reference

CIR/SW/RN/17102024

## We'd love to hear from you

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## Approximate Gross Internal Area 1466 sq ft - 135 sq m

Cellar Area 173 sq ft – 16 sq m

Ground Floor Area 615 sq ft – 57 sq m

First Floor Area 339 sq ft – 31 sq m

Second Floor Area 339 sq ft – 31 sq m



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