

Alexander Drive, Cirencester, Gloucestershire, GL7 1UH



Extended three bedroom semi-detached house • Sitting room with dining area • Kitchen/family room • Conservatory overlooking garden • No onward chain • Garage • Driveway parking • EPC C

Alexander Drive,

Cirencester, Gloucestershire, GL7 1UH

Key Features



3
Bedrooms



1
Bathroom



1 to 2
Receptions

About the property

A delightful extended three-bedroom semi-detached family home enjoying a most pleasant position in this ever-popular and highly regarded cul-de-sac. The property is placed on the outskirts of the market town of Cirencester, within easy reach of a wide range of amenities, facilities, and some delightful countryside walks.

The accommodation briefly comprises an entrance porch which leads into the main entrance hall where there are stairs to the first floor. The sitting room has a window to the front and it flows through into the dining area where there are French doors leading to the conservatory where you can sit and relax overlooking the garden. The kitchen/family room has a generous range of wall and base units with working surfaces over and some integral appliances. The family area has ample room for a table and sofa, as required, and there is a door to the side.

At first floor level, the landing leads to the three bedrooms and the recently installed shower room which enjoys a white suite with a walk-in shower cubicle, wash hand basin set in a vanity unit, and WC.

Outside, a tarmacadam driveway provides parking and leads to the single garage. There is an open plan lawn area. A pedestrian side gate leads to the rear garden which is well enclosed, predominantly laid to lawn and has a small patio area.

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 onto Castle Street. Bear left at the end of the road into Sheep Street. Keep left and go across the mini roundabout. Continue along this road to the dog leg crossroad with Chesterton Lane. Follow straight over onto Somerford Road, turning right at the mini roundabout into Cranhams Lane. Take the second turning on the left hand side into Alexander Drive. Turn right into the first cul-de-sac and the property can be found at the end facing you.

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band- D

Our reference

CIR/JM/RN/31102024

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk



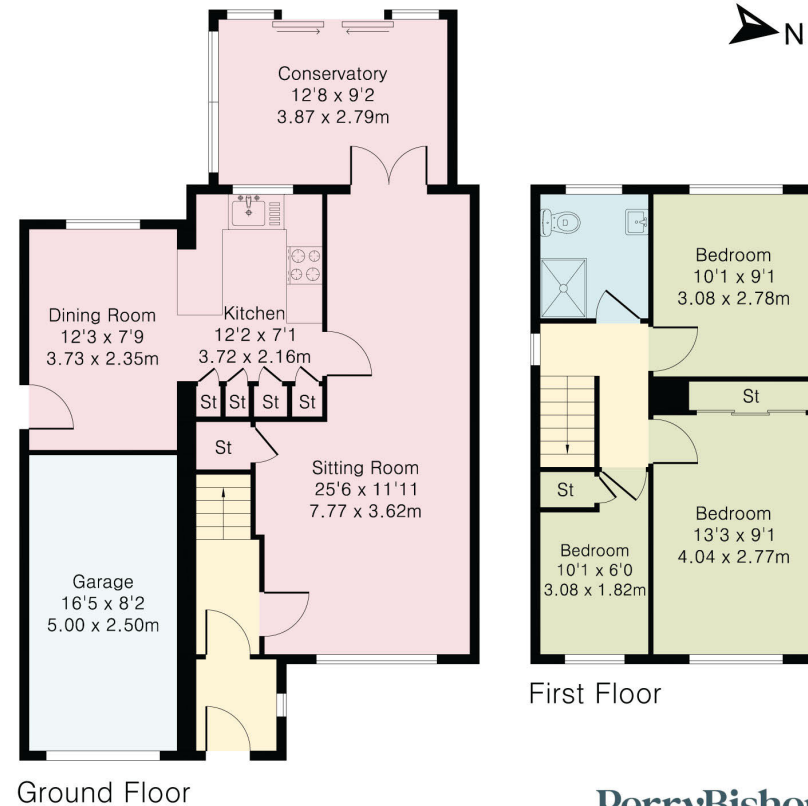




Approximate Gross Internal Area 1187 sq ft - 110 sq m

Ground Floor Area 801 sq ft – 74 sq m

First Floor Area 386 sq ft – 36 sq m



PerryBishop
PROPERTY MADE PERSONAL

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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.

Gloucestershire • Oxfordshire • Wiltshire

