

PerryBishop

PROPERTY MADE PERSONAL

Gillman Close, Cirencester, Gloucestershire GL7 1JB



Attractive end-of-terrace house • Two double bedrooms • Sitting room leading on to garden • Fitted kitchen • Cloakroom • Barn-style car port • Cul-de-sac location • EPC TBC



Gillman Close,

Cirencester, Gloucestershire GL7 1JB

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A most attractive two-bedroom end-of-terrace home nestling in a select cul-de-sac in this ever-popular area on the outskirts of Cirencester. The property is well placed to be close to a wide range of amenities and facilities.

This delightful home has light and airy accommodation over two floors and briefly comprises an entrance hall where there are stairs to the first floor and a door to the cloakroom. The sitting room enjoys a dual aspect including French doors that lead out into the rear garden. The kitchen has a range of units with work surfaces over, integral appliances, and matching wall cupboards.

The landing leads to two double bedrooms and the main family bathroom which enjoys a white suite and has the added benefit of a separate shower cubicle.

Outside, there is a small open-plan garden to the front and a

pathway leads to the front door. There is a pedestrian side gate leading to the rear garden which is well-enclosed and enjoys a good degree of privacy. It is predominantly laid to lawn with raised shrub borders and a patio area offering a place to sit, relax, and entertain. The property also has the added benefit of a barn-style carport and parking.

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 and bear left into Sheep Street, keeping right to the mini roundabout, going straight over to the main roundabout and





exit left. Follow to the next roundabout, taking the second exit and at the next roundabout take the exit into Kingshill Meadow. Follow the road up the hill and Gillman Close can be found on your left hand side.

What 3 Words: ///stir.assembles.landowner

Services & Tenure

The tenure is Freehold. Mains electricity, water and sewerage are understood to be connected, with heating by way of an air source heat pump.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/JC/RN/04122024

We'd love to hear from you

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what the owner said

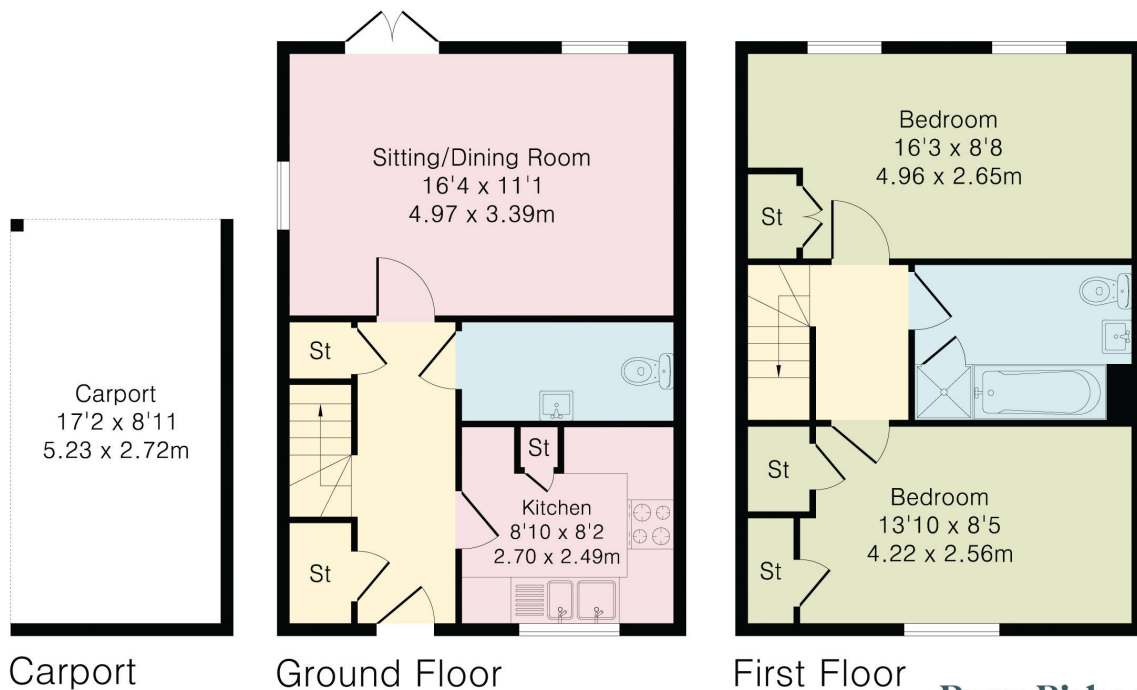
"We love the house and the area. It's a spacious two bed with a decent garden. The neighbourhood is lovely with friendly neighbours all around us. It's only a 20 min walk into the centre of Cirencester. "



Approximate Gross Internal Area 788 sq ft - 74 sq m

Ground Floor Area 394 sq ft – 37 sq m

First Floor Area 394 sq ft – 37 sq m



Carport

Ground Floor

First Floor

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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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