

PerryBishop

PROPERTY MADE PERSONAL

Meysey Close, Meysey Hampton, Cirencester, Gloucestershire, GL7 5LL



Extended bungalow • Two bedrooms • Sitting room • Kitchen family room • Garage and parking • No onward chain • Village location • EPC C



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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A lovely extended two-bedroom semi-detached bungalow enjoying a pleasant position in the ever-popular village midway between the market town of Cirencester and the market town of Fairford.

The property enjoys single-level living and briefly comprises an entrance hall, the sitting room has an attractive feature fireplace and an archway in the door that leads through into the kitchen/diner. In the kitchen area, there are a range of wall and base units with working surfaces over, some integral appliances, a storage cupboard, and a door leading outside. In the dining area, there is ample room for a table and patio doors leading out to the garden.

There are two double bedrooms with the principal bedroom having the added benefit of fitted wardrobes. The bathroom has a white suite with a separate shower over the bath, a wash hand basin, and a WC.

Outside, there is an open-plan lawn area at the front. There is parking and a shared driveway leads to the rear where there is a garage and further parking. The rear garden is well-enclosed and enjoys a good degree of privacy. It is predominantly laid to lawn with flower/shrub borders, a gravel area offering a place to sit, relax and entertain, a garden shed, and pedestrian access out to the garage.

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.

Amenities

Meysey Hampton is a small village situated on the edge of the Cotswolds in the beautiful Coln Valley. It is located close to the eastern section of the Cotswold Water Park, an extensive complex of over one hundred lakes created from gravel extraction. The Water Park offers a wide range of water and land-based activities and is also nationally recognised as an important conservation and wildlife study area. Meysey Hampton has a well-regarded primary school, a public house and a thriving village community.

The village is very close to the market town of Fairford with a





comprehensive range of amenities that serve the town and its surrounding area. There is a range of shops in the centre of the town for which there is ample free parking. There is also a regular market every Wednesday. Leisure facilities are wide ranging and include a sports centre, children's playground, library, youth and community centre, doctors' surgery and many local clubs and organisations.

Directions

From our office in Cirencester follow on the A417 towards Fairford. Follow through the villages of Ampney Crucis and Poulton and turn right into Meysey Hampton. The bungalow can be found on the left hand side by the turning into Meysey Close.

What3Words: [///cult.shirts.decking](https://cult.shirts.decking)

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/JC/MS/12122024

We'd love to hear from you

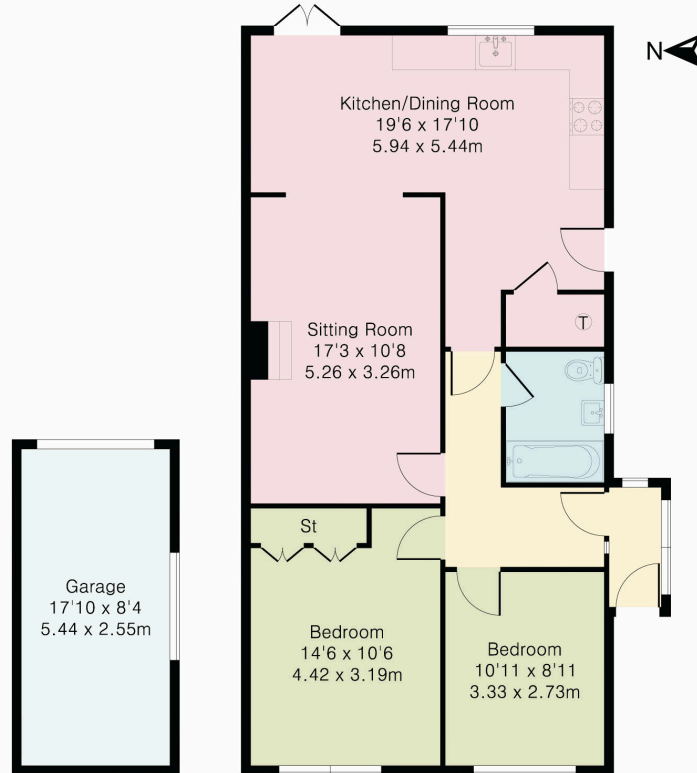
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Approximate Gross Internal Area 990 sq ft - 92 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

Gloucestershire • Oxfordshire • Wiltshire

