

Century Close, Cirencester, Gloucestershire, GL7 1FL



Detached family home • Four double bedrooms • Dual aspect sitting room & separate dining room • Detached double garage • En-suite shower room & family bathroom • Detached double garage • Westerly facing rear garden • No onward chain • EPC D

Century Close,

Cirencester, Gloucestershire, GL7 1FL

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Offered for sale with no onward chain is this well-proportioned and balanced four double bedroom modern family home that further benefits from a detached double garage, off street parking and a westerly facing rear garden as well as being situated within this well regarded and popular development on the eastern outskirts of Cirencester, less than a mile's walk from Cirencester town centre.

The accommodation is arranged over two floors with the ground floor comprising entrance porch, welcoming entrance hall with cloakroom off, dining / family room, dual aspect sitting room, kitchen breakfast room and utility room. The first floor offers the four double bedrooms, with the principal bedroom benefits from an en-suite shower room with the other three bedrooms serviced by a family bathroom.

Outside, to the front of the property is a paved drive leading to the double garage. While gated side access leads to the westerly facing private rear garden. The rear garden is divided into three distinct sections; the main garden lies to the back of the house and laid to lawn and patio, a patio sits between the house and garage with a final area sits to the rear of the garage.

Amenities

The market town of Cirencester dates back to Roman times and 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, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

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.

Directions

From our office in Cirencester turn left into the Market Place. Proceed through the Market Place into Dyer Street. At the traffic lights proceed straight over onto London Road and at the roundabout proceed straight across again, turning almost immediately right continuing along London Road. At the next roundabout turn right into Century Close and the property can be found further along the road on the left hand side.

What 3 Words: ///wolves.revols.hatter

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: F

Our reference

CIR/SW/RN/13012025

We'd love to hear from you

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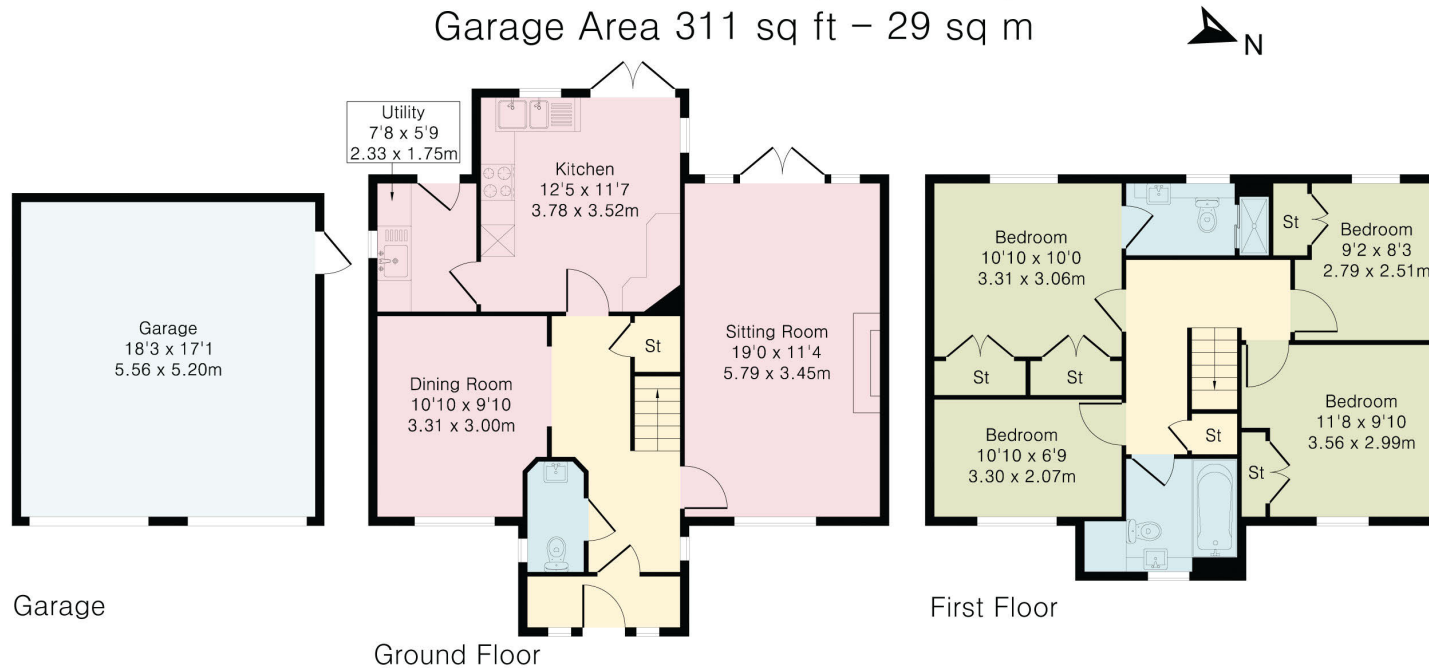


Approximate Gross Internal Area 1579 sq ft - 147 sq m

Ground Floor Area 677 sq ft – 63 sq m

First Floor Area 591 sq ft – 55 sq m

Garage Area 311 sq ft – 29 sq m



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PROPERTY MADE PERSONAL

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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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