

Perry Bishop

PROPERTY MADE PERSONAL

Prospect Place, Cirencester, Gloucestershire, GL7 1EZ



Attractive period property on fringes of town • Three bedrooms • Sitting room and dining room • Fitted kitchen leading out to garden • Accommodation over three floors • No onward chain • EPC D



Prospect Place,

Cirencester, Gloucestershire, GL7 1EZ

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A most attractive stone-built family home enjoying a pleasant cul-de-sac position. Nestling on the fringes of the ever-popular market town of Cirencester, the property is well-placed to be close to all of its amenities and facilities.

The light and airy accommodation is arranged over three floors and briefly comprises an entrance lobby that leads into the sitting room. Here there is an attractive fireplace with a fitted feature woodburner. There is a small inner hallway where there are stairs to the first floor. The dining room has ample room for a table and opens up into the kitchen area where there are a generous range of wall and base units with working surfaces over, some integral appliances, and a door to the rear garden.

At first floor level, the landing leads to the principal bedroom which has the added benefit of an en-suite shower room, and the main family bathroom enjoys a white suite with a fitted bath, wash hand basin set in a vanity unit, and WC.

Stairs on the landing lead to the second floor where there are two further bedrooms.

Outside, there is pedestrian access to the rear garden, which is well-enclosed. It is designed with ease of maintenance in mind where there is an artificial lawn area, a decked area offering a place to sit, relax or entertain, and a garden shed.

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, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

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 proceed through the market Place into Dyer Street. At the traffic lights turn right onto Victoria Road. Take a turning on the left hand side into Prospect Place, the property can be found towards the end of the road on the right hand side.

What 3 Words: ///postage.havens.screen

Services & Tenure

The tenure is Freehold. All mains services are connected.

Local Authority

Cotswold District Council

Council Tax Band: B

Our reference

CIR/JC/RN/18022024

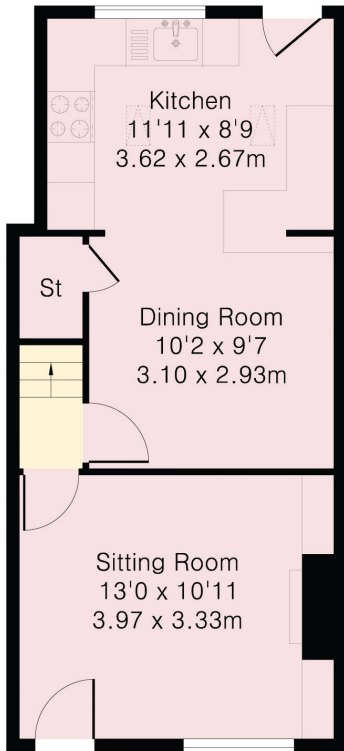
We'd love to hear from you

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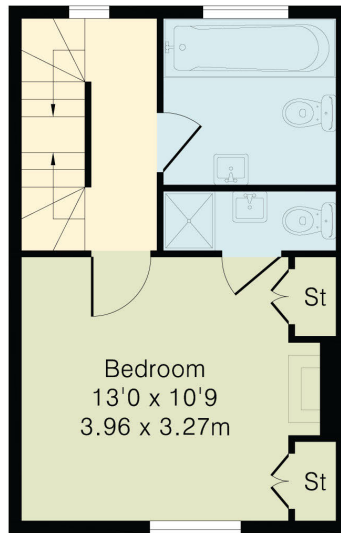
Ground Floor

Approximate Gross Internal Area 920 sq ft - 85 sq m

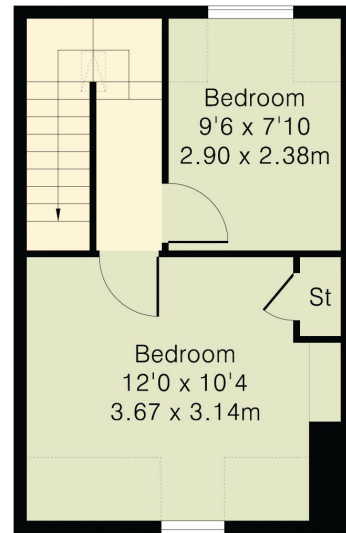
Ground Floor Area 378 sq ft – 35 sq m

First Floor Area 271 sq ft – 25 sq m

Second Floor Area 271 sq ft – 25 sq m



First Floor



Second 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.

Gloucestershire • Oxfordshire • Wiltshire

