

Estcote Road, Cirencester, Gloucestershire GL7 2DB



End terrace home • Three bedrooms • Garage • Move Ready scheme • Central Cirencester, moments from the Abbey Grounds • No onward chain • Steel framed construction • EPC D

Estcote Road,

Cirencester, Gloucestershire GL7 2DB

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

The property is in need of updating throughout and is being sold with no onward chain. This three bedroom end of terrace home benefits from a garage and off street parking and is situated in a central Cirencester location a short distance from the Abbey Grounds.

The accommodation is arranged over two floors with the ground floor comprising entrance hall with stairs off to the first floor, sitting room, kitchen, cloakroom and a conservatory leading out the rear. The first floor provides the three bedrooms and a bathroom.

Outside there is a pedestrian path to the front, and to the rear is a garden and off street parking leading to the garage.

The property is steel framed construction.

Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

- Property Information Questionnaire
- Fittings and Contents forms
- Official copy of Title Register or Epitome of Title if an unregistered title
- Title plan
- Local Authority search
- Draft contract
- A buyers information booklet will be shared on first viewing
- Anti Money Laundering Checks

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.

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 out into the Market Place and turn left. Follow this road into Gosditch and through to Dollar Street. Bear right at the end of the road into Spitalgate Lane and take the first turning on the right hand side into Dugdale Road. Estcote Road is the second turning on the left hand side with number 21 being found on the right hand side.

What 3 Words: [///tweed.exits.votes](http://tweed.exits.votes)

Services & Tenure

The tenure is Freehold. All mains services are connected.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/SM/RN/24012025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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E: cirencester@perrybishop.co.uk



what the owner said

"One minute walk to the Abbey Grounds

Very short walk to the Town centre

Driveway parking and Garage

A quiet area"



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Approximate Area = 912 sq ft / 84.7 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1038 sq ft / 96.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1238728



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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

