

Bowling Green Road, Cirencester, Gloucestershire, GL7 2HD



Extended family home • Three bedrooms • Bathroom and downstairs shower room • Two reception areas • Kitchen/breakfast room and utility room • Garage and parking • Gardens • EPC E

Bowling Green Road,

Cirencester, Gloucestershire, GL7 2HD

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

45 Bowling Green Road is a delightful extended three-bedroom semi-detached family home sitting in the ever-popular area on the outskirts of Cirencester town. The property is well-placed to be close to a wide range of amenities, facilities, and some delightful countryside walks. For those wanting something a little bigger, the property, subject to the relevant planning/building consents, could be extended further.

The accommodation briefly comprises an entrance porch which leads into the entrance hall where there are stairs to the first floor with a cupboard under. The sitting room is nice and light and has a feature fireplace. It opens up into a dining area where there is ample space for a sizeable table and French doors leading out into the garden. The kitchen/breakfast room has recently been refitted and has a generous range of wall and base units with working surfaces over, some integral appliances, ample room for a table with a seated bench, and a door leading into the side walk through where there is access to the utility room and downstairs shower room. At first floor level, the landing leads to the three bedrooms and the main family bathroom which enjoys a white suite with a shower over the bath, a wash hand basin set in a vanity unit, and WC.

Outside, the front garden is designed with ease of maintenance in mind and is predominantly laid to gravel. There is paved parking and a further driveway leading to the single garage with an up-and-over door. The rear garden is well-enclosed and enjoys a good degree of privacy. It is predominantly laid to lawn with flower/shrub borders and a paved patio offering a place to sit, relax, and entertain.

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 turn left into the Market Place, turning left at the traffic lights out of the Market Place onto Dollar Street bear right at the end of the road into Spitalgate Lane. At the traffic lights follow straight over into The Whiteway take the next turning left into Bowling Green Road with the property being found on the right hand side.

What 3 Words: ///beakers.topmost.loose

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/JC/RN/06022025

We'd love to hear from you

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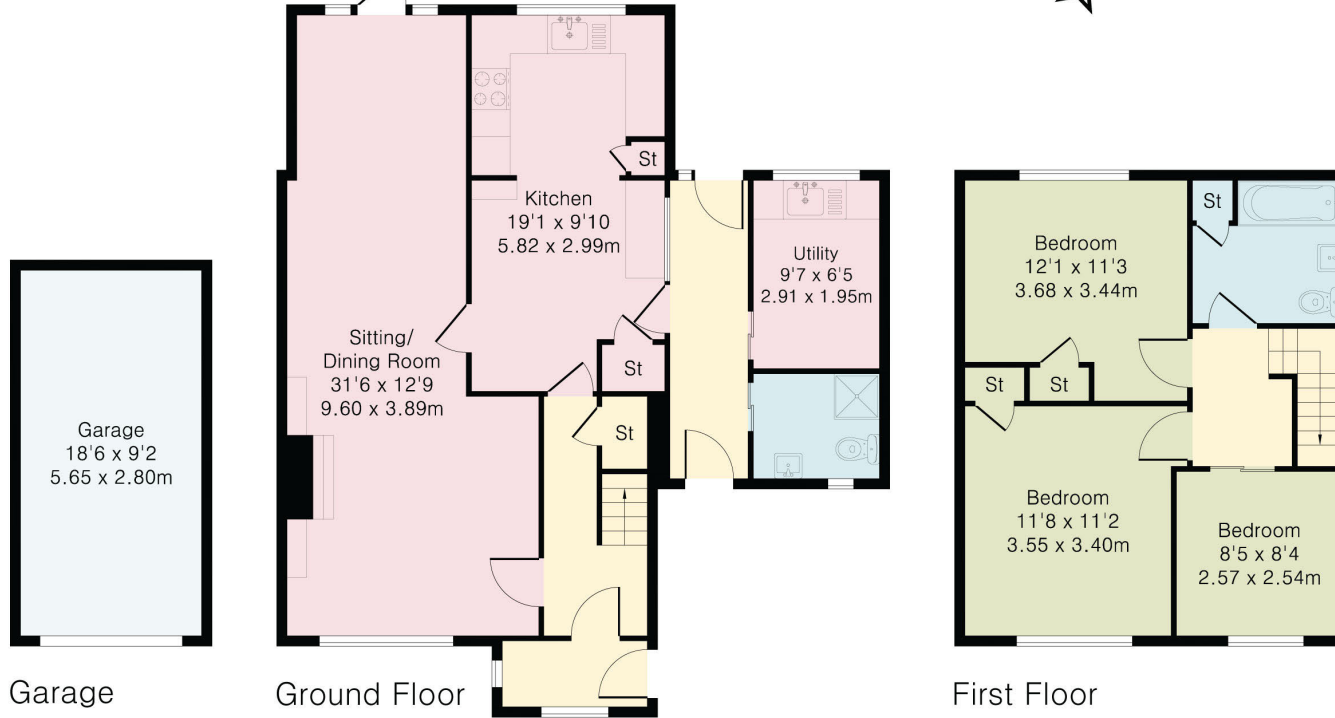


Approximate Gross Internal Area 1397 sq ft - 130 sq m

Ground Floor Area 784 sq ft – 73 sq m

First Floor Area 443 sq ft – 41 sq m

Garage Area 170 sq ft – 16 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.

Gloucestershire • Oxfordshire • Wiltshire

