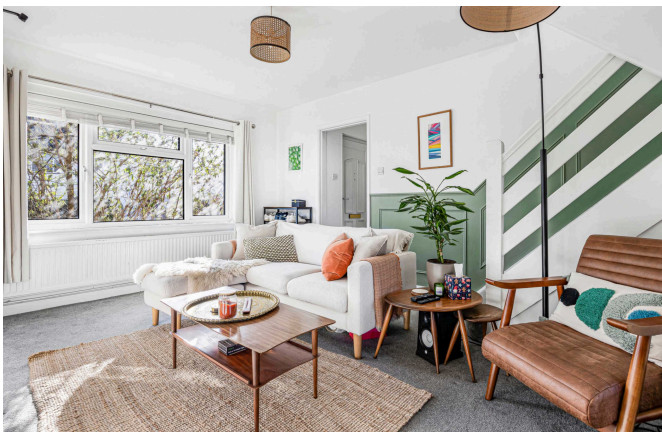


# PerryBishop

PROPERTY MADE PERSONAL

**Siddington Road**, Cirencester, Gloucestershire, GL7 1NT



End of terrace house family home • Three bedrooms • Edge of town location • Sitting room • Recently fitted Kitchen • Courtyard garden with rear access • EPC D



# Siddington Road,

Cirencester, Gloucestershire, GL7 1NT

## Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

Situated on the outskirts of Cirencester, within a mile's walk of Cirencester's town centre, is this beautifully presented three bedroom end of terraced home, further benefitting from a recently installed kitchen.

The stylishly presented accommodation is arranged over two floors with the ground floor comprising entrance hall, cloakroom, the recently fitted kitchen and a dual aspect sitting room. The first floor offers the three bedrooms serviced by a family bathroom.

Outside there is a small walled retaining garden to the front, while to the rear is a private, low maintenance garden with a useful pedestrian gate leading to an alley that runs across the rear.

## 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 Silver Street, turn left into Castle Street and follow into the Market Place, continue into Dyer Street and at the traffic lights turn right into Victoria Road. Follow Victoria Road to the end and turn left into Watermoor Road towards the roundabout. Take the second exit towards Love Lane and at the next roundabout take the first exit into Bridge Road, following round into Siddington Road and the property will be found immediately on your right.

What 3 words : [imprints.tiptoes.spacing](https://www.imprints.tiptoes.spacing)

### Services & Tenure

The tenure is Freehold

### Local Authority

Cotswold District Council

Council Tax Band: B

### Our reference

CIR/SW/JK/280225

### We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

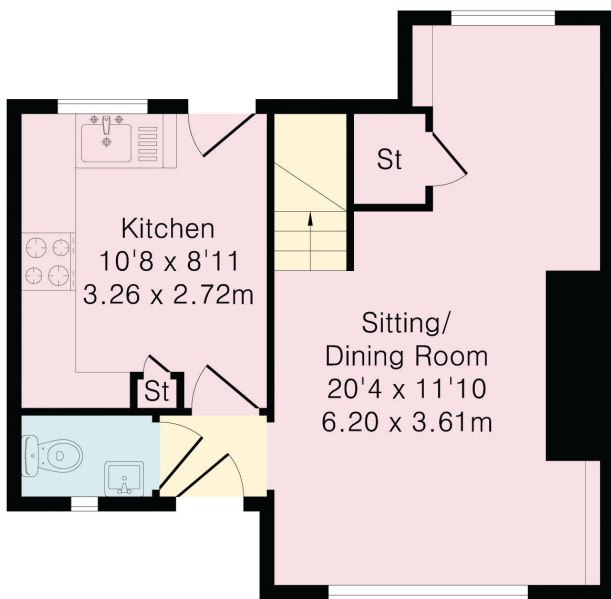
E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)



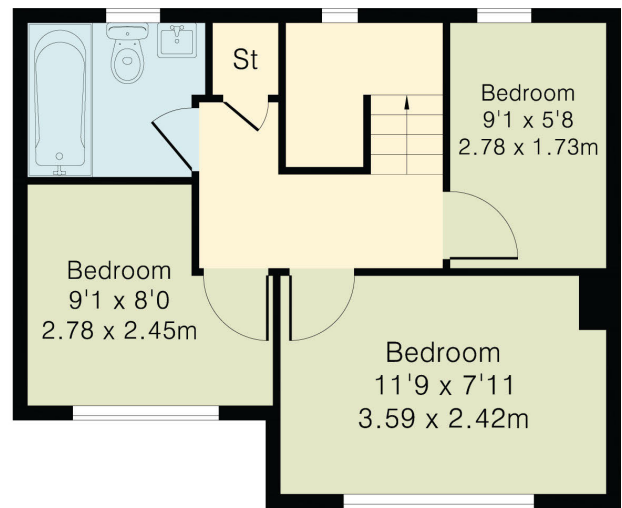
## Approximate Gross Internal Area 684 sq ft - 64 sq m

Ground Floor Area 353 sq ft – 33 sq m

First Floor Area 331 sq ft – 31 sq m



Ground Floor



First Floor

**PerryBishop**  
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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

