

Fosse Close, Cirencester, Gloucestershire, GL7 1TB



Extended family home • Most generous corner plot garden • Three bedrooms • Two reception rooms • End of terrace house • Tucked away position • EPC TBC

Fosse Close,

Cirencester, Gloucestershire, GL7 1TB

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A delightful extended three-bedroom end-of-terrace family home enjoying a sizeable corner plot in a most pleasant tucked away position. Sitting on the fringes of Cirencester town, the property is well-placed to be close to all of its amenities and facilities.

The well-proportioned accommodation briefly comprises a sizeable entrance porch that leads into an inner hallway and the kitchen. The inner hallway has a door to the cloakroom and stairs to the first floor. The sitting room has a French door leading out into the garden and an archway leading to the study area. The dining room has an archway leading to the kitchen/breakfast room where there are a range of wall and base units with working surfaces over, a utility area, and a door back into the main entrance porch.

At first floor level, the landing leads to three bedrooms, with the principal bedroom having fitted wardrobes, and the family

bathroom which has a separate shower over the bath and a wash hand basin set in a vanity unit, and WC.

Outside, the gardens are a particularly fine feature of the property. The main garden is generous in its size, well-enclosed, and enjoys a good degree of privacy. It has a lawn area and a paved patio offering a place to sit, relax, and entertain. The second garden, again, is well-enclosed and is predominantly laid to lawn, with a further paved patio area offering a place to enjoy.

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 to the traffic lights, continue through the Market Place into Dyer Street and at the traffic lights continue straight over onto London Road, proceeding straight over the roundabout. Bear immediately right onto London Road and take the next left into Arnolds Way. Turn right into Fosse Close and follow the road to the end.

What 3 Words: [///offerings.twitchy.conned](https://offerings.twitchy.conned)



Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/JC/RN/04022025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

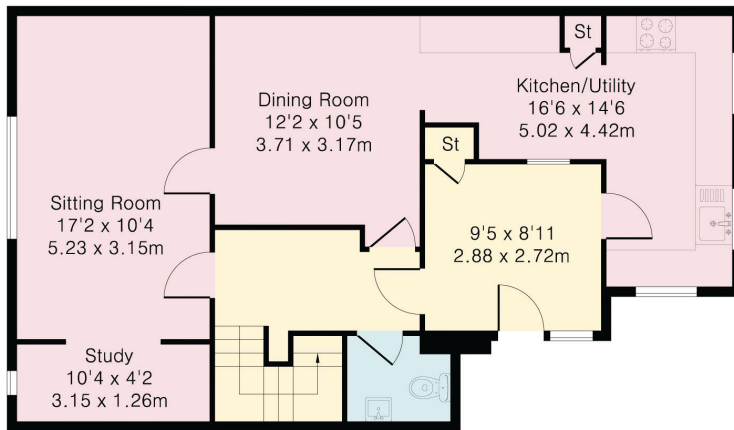
E: cirencester@perrybishop.co.uk



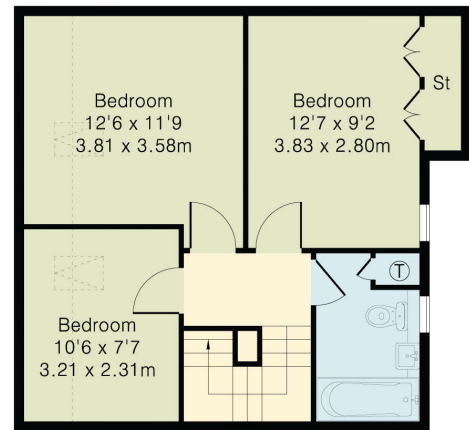
Approximate Gross Internal Area 1220 sq ft - 113 sq m

Ground Floor Area 744 sq ft – 69 sq m

First Floor Area 476 sq ft – 44 sq m



Ground Floor



First Floor

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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

