

Cirencester, Gloucestershire, GL7 1ZA



Modern semi-detached home • Three bedrooms • Kitchen dining room • Sitting room • Ground floor cloakroom • En-suite shower room and separate family bathroom • Private rear garden • Garage and off street parking • EPC B

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Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

A modern semi-detached three bedroom home with garage and off street parking, all set within this well-regarded and popular development situated on the eastern outskirts of Cirencester, around a mile's walk from the town centre.

The property was built by David Wilson Homes to an excellent standard and specification and is still within its 10 year NHBC warranty.

The accommodation is arranged over two floors with the ground floor comprising entrance hall with cloakroom, dual aspect kitchen dining room and sitting room with French doors opening on to the garden. On the first floor the landing with airing cupboard provides access to the three bedrooms with the principal bedroom benefitting from an en-suite shower room, while the other two bedrooms are serviced by a family bathroom.

Outside, to the front is off street parking leading to the garage, with gated access leading to an enclosed garden laid to lawn and patio.

NB - There is an estate management fee. It is an annual charge due on the 1st of January. The annual charge in 2024 was £223. Pinnacle is the organisation responsible for the estate management and collection of the fee.

Amenities

The market town of Cirencester dates back to Roman times and 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, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

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 follow through the Market Place into Dyer Street going straight over the traffic lights onto London Road. Go straight over the roundabout and immediately bear right onto London Road. Continue over the next mini roundabout. Take your next left into Gardner Way.

What 3 words : bleaker.pots.tilt

Services & Tenure

The tenure is Freehold

All mains services are understood to be connected

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/SW/JK/280225

We'd love to hear from you

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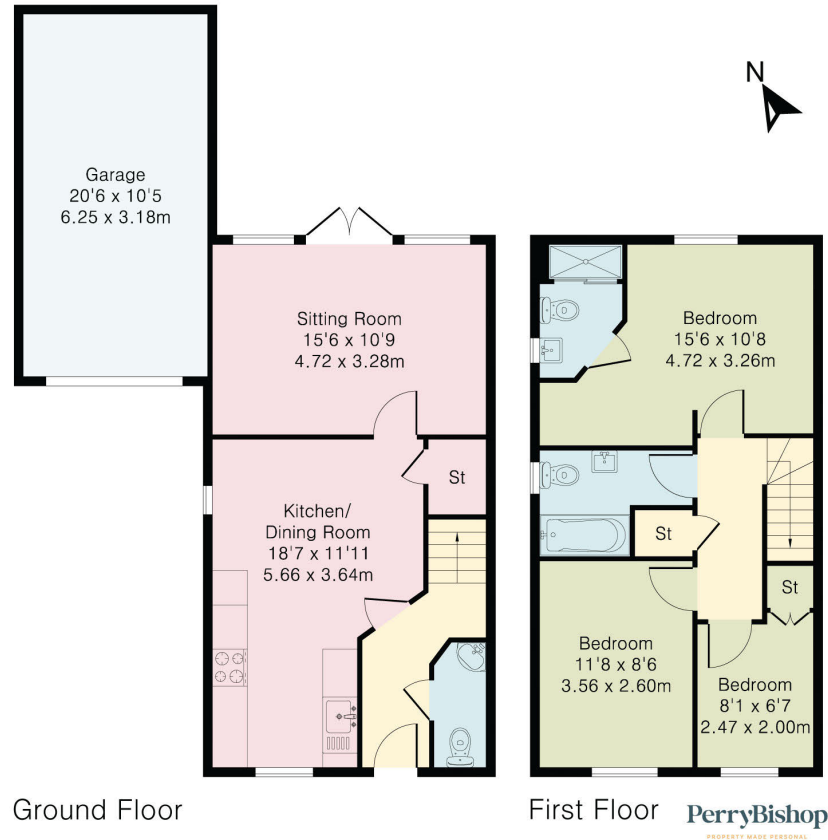




Approximate Gross Internal Area 1132 sq ft - 106 sq m

Ground Floor Area 674 sq ft – 63 sq m

First Floor Area 458 sq ft – 43 sq m



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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.

