

Lavender Lane, Cirencester, Gloucestershire, GL7 1PP



Three bedroom end of terrace • Cul-de-sac location • Easy reach of town centre • Sitting room • Kitchen/ breakfast room • Cloakroom and utility area • Garden • No onward chain • EPC C

Lavender Lane,

Cirencester, Gloucestershire, GL7 1PP

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Located on the fringes of Cirencester town centre, this charming three-bedroom end-of-terrace home offers convenient access to a wide range of local amenities and facilities, making it ideal for families, professionals, or those seeking a well-connected lifestyle.

Arranged over two floors, the property is entered via a welcoming entrance hall, which includes stairs to the first floor, a storage cupboard, and a convenient cloakroom.

The generously sized sitting room features a large window that overlooks the rear garden, filling the space with natural light. The kitchen/breakfast room is fitted with a range of wall and base units and work surfaces, providing ample space for dining. A useful utility/rear porch leads directly out to the garden.

The first-floor landing includes an additional storage cupboard and gives access to three well-proportioned bedrooms and a

family bathroom.

To the front, there is a small, low-maintenance garden. The enclosed rear garden offers a good degree of privacy and is designed for ease of upkeep, featuring a patio area ideal for relaxing or entertaining. An external store provides practical additional storage.

A resident parking area is available offering convenience for homeowners and guests alike.

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.

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.

Directions

From our office on Silver Street turn right on to Castle Street. Follow the road round to the left on to Sheep Street, continue on Sheep Street turning left after approximately 0.4 miles on to Trinity Road. Lavender Lane can be found on the right hand side.

What3Words /// frail.onion.cycle

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band B.

Our reference

CIR/SM/CDH/16092025

We'd love to hear from you

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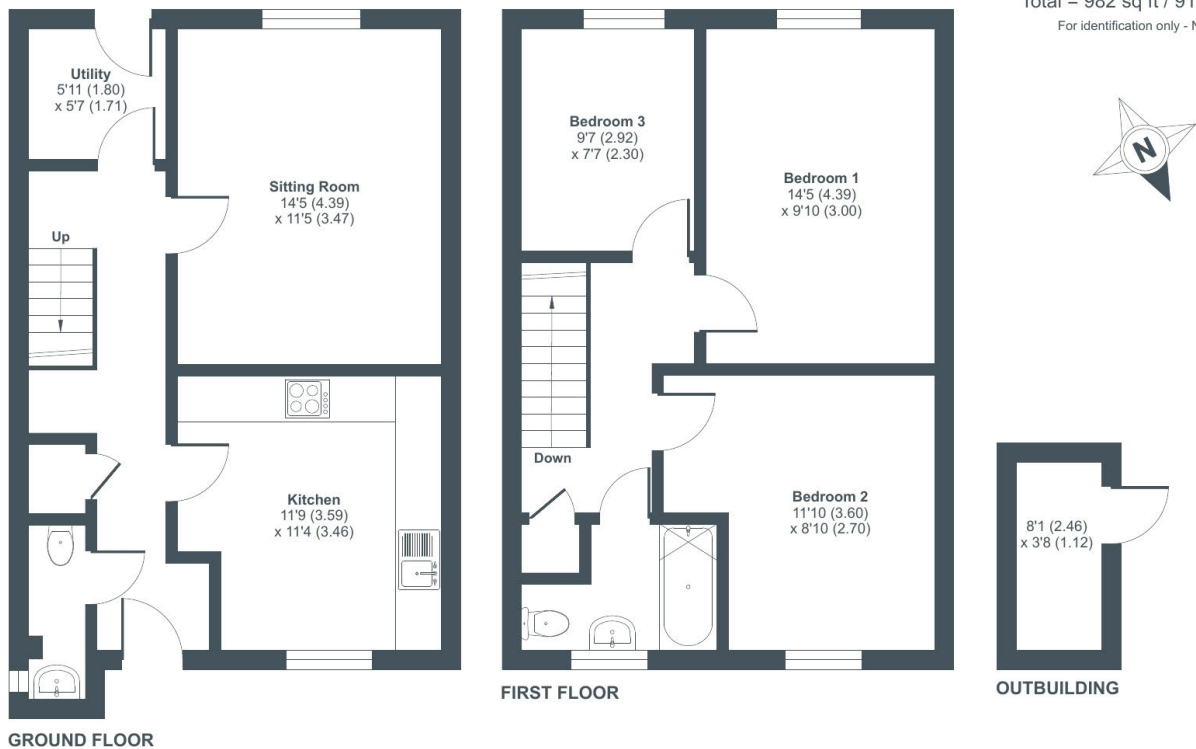
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Approximate Area = 952 sq ft / 88.4 sq m

Outbuilding = 30 sq ft / 2.7 sq m

Total = 982 sq ft / 91.1 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). © richcom 2025. Produced for Perry Bishop. REF: 1355948

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PROPERTY MEASUREMENT

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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.

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