

## The Green, Cirencester, Gloucestershire, GL7 1AU



Beautifully presented semi-detached family home • Three bedrooms • Sitting room, dining room • Fitted kitchen • Utility room and cloakroom • Cul-de-sac position • Driveway parking, gardens • EPC D

# The Green,

Cirencester, Gloucestershire, GL7 1AU

## Key Features



3  
Bedrooms



1  
Bathrooms



2  
Receptions

## About the property

Enjoying a wonderful position in this select cul-de-sac sitting in a generous garden and having a most pleasant outlook over the green itself. This delightful three-bedroom semi-detached property has been greatly improved by the current owners and is well-placed on the outskirts of Cirencester town, close to all of its amenities, facilities, and some glorious countryside walks.

The accommodation is arranged over two floors and briefly comprises a welcoming entrance hall where there are stairs to the first floor and a cupboard under. The sitting room enjoys a wood burner and a bay window to the front. This opens up into the dining room. The kitchen has a range of wall and base units with working surfaces over and integral appliances. A door leads to the sizeable utility room where there is a door to the front and rear, together with a door to the cloakroom.

At first floor level, the landing leads to three bedrooms and the

main family shower room which has a walk-in shower, a wash hand basin set in a vanity unit, and a WC.

Outside, there is driveway parking and a gravelled area to the front. The rear garden is well-enclosed and is most generous in its size. It is predominantly laid to lawn with a patio area 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 towards the Market Place, continue through into Dyer Street, follow to the traffic lights going straight over onto London Road, turn right into Beeches Road and continue to the mini roundabout turning left. Continue and The Green will be found on your right hand side.

What 3 words : awoke.sweeping.haystack

#### Services & Tenure

The tenure is Freehold

Services TBC

#### Local Authority

Cotswold District Council

Council Tax Band: C

#### Our reference

CIR/JC/JK/280225

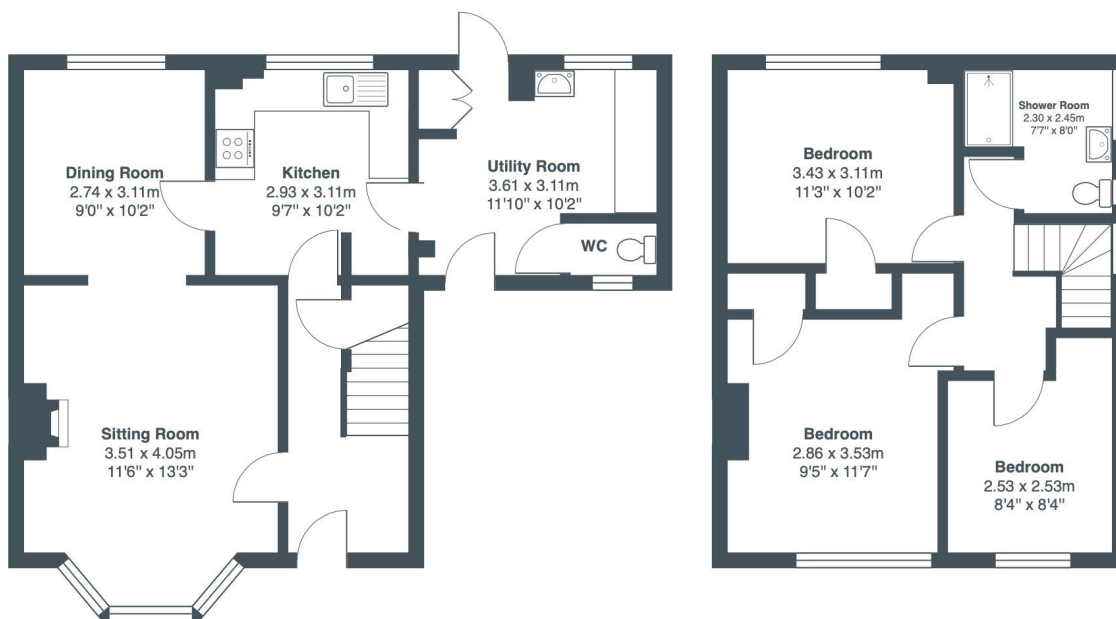
#### We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

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





Total Area: 97.8 m<sup>2</sup> ... 1053 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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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