

Bathurst Road Cirencester, Gloucestershire, GL7 1SA



Three Bedroom semi - detached home • Two reception rooms • Modern fitted kitchen • Enclosed rear garden • Ample off Road Parking • Modern fitted shower room • Currently let, £2,100 pcm • EPC D

Bathurst Road

Cirencester, Gloucestershire, GL7 1SA

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Offered for sale with no onward chain is this three bedroom semi-detached home, currently configured as a four bedroom property, situated on the southern outskirts of Cirencester.

The accommodation is arranged over two floors with the ground floor comprising the entrance hall, the main reception room which is a great size with large window to the front aspect, the dining room, and a modern fitted kitchen with a range of base and wall units and free standing appliances, and a door to the garden.

The third reception room on the ground floor is currently configured as a bedroom, this is a great size and neutrally decorated with neutral carpet throughout.

Stairs lead to the cloakroom and to the first floor where there are the three bedrooms which are all great size doubles and are all fully furnished and equipped with neutral carpets throughout

and neutrally decorated. There is a modern family shower room.

Externally there is off-road parking for several cars on the low maintenance gravel driveway to the front of the property. Side access leads to an enclosed rear garden.

This property is being sold fully furnished and equipped and has tenants for 11 months from 1st September 2024. A great investment opportunity. For full details of the rental income of this home please call the office and we will be delighted to give you all of the relevant information.

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 along with the Royal Agricultural University.

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 right into Castle Street. Follow the road round to the left and at the mini roundabout go straight ahead into Somerford Road. At the T junction at the top turn right and take the third left into Bathurst Road, the property can be found at the top of the road on the right hand side.

What 3 words : asking.picked.scripted

Services & Tenure

The tenure is Freehold

All mains services are connected

Local Authority

Cotswold District Council

Council Tax Band : B

Our reference

CIR/SMP/JK/280225

We'd love to hear from you

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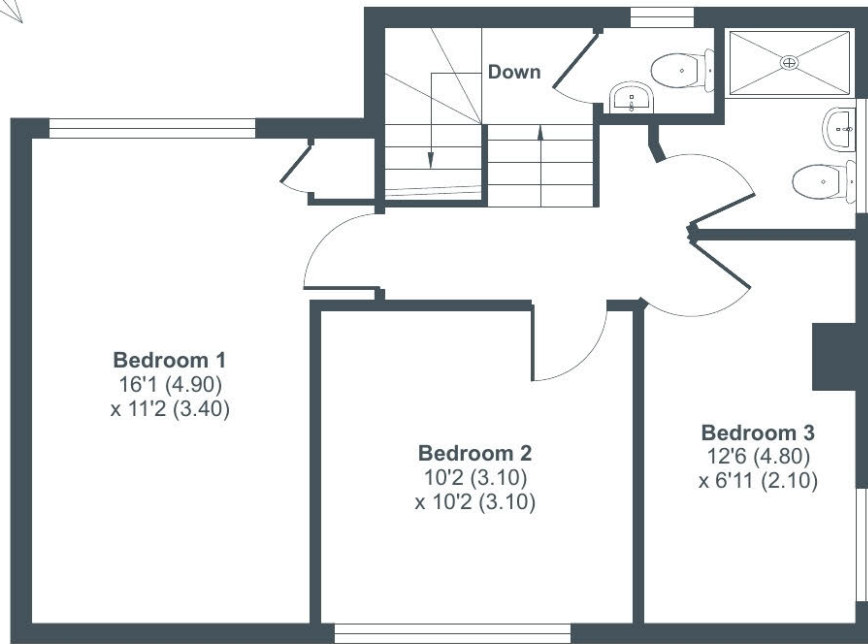




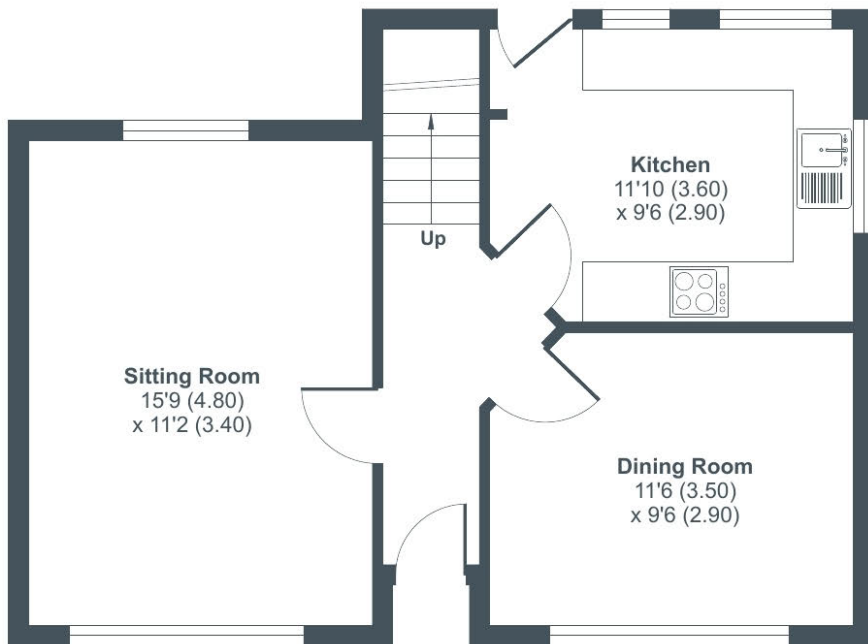
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Approximate Area = 912 sq ft / 84.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



This floor plan was constructed using measurements provided to ©nchecon 2025 by a third party.
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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

