

Cirencester, Gloucestershire, GL7 1BJ



Family detached home • Four bedrooms • Stunning kitchen breakfast room • Family room leading into garden • Sitting room and separate dining room • Utility room and cloakroom • Sitting on a generous corner plot • Beautifully presented • EPC C

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Key Features



4
Bedrooms



1
Bathroom



3
Receptions

About the property

Sitting on a generous and secluded corner plot within a small cul-de-sac is this extended and beautifully presented four bedroom detached family home all situated within a mile's walk of Cirencester town centre. The property further benefits from off street parking, single garage, large garden with home office and planning in place to extend the first floor.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, cloakroom, sitting room, dining room/playroom, kitchen breakfast room, utility room and family/garden room. The first floor the landing leads to the four bedrooms and a family bathroom.

Outside, there is ample gravelled driveway parking to the front leading to the garage. There is pedestrian side access that opens into the rear garden. The larger than average garden offers a good degree of privacy, mainly laid to lawn with a dining patio. There is a very useful home office, with its own power supply.

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 and go straight over the traffic lights onto London Road. At the roundabout go straight over and immediately turn right continuing on the London Road. Turn right into Pheasant Way. and follow the road round, the house can be found at the end of the second cul-de-sac on the left.

What 3 words : bedrooms.allergy.comically

Services & Tenure

The tenure is Freehold

All main services are connected

Local Authority

Cotswold District Council

Council Tax Band : E

Our reference

CIR/SW/JK270325

We'd love to hear from you

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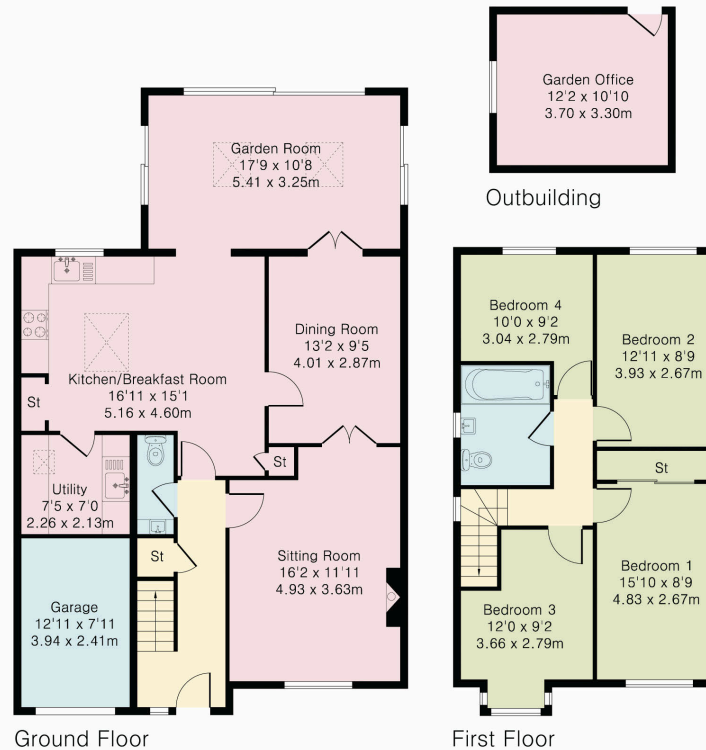


Approximate Gross Internal Area 1744 sq ft - 162 sq m

Ground Floor Area 1056 sq ft – 98 sq m

First Floor Area 558 sq ft – 52 sq m

Outbuilding Area 130 sq ft – 12 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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

