

North Home Road, Cirencester, Gloucestershire, GL7 1DL



Three bedroom link-detached home • Open plan living room and dining area • Fitted kitchen • Potential to put your own mark on • Garage • Driveway parking • Garden • EPC D

North Home Road,

Cirencester, Gloucestershire, GL7 1DL

Key Features



3
Bedrooms



1
Bathroom



1 to 2
Receptions

About the property

This spacious three-bedroom link detached family home which is ready to put your own mark on has been a well loved family home, the current owner having lived in the property since new. The property is accessed through the front entrance porch which in turn opens to the generous sized sitting room with open fire place, and follows on in to the dining room where there are patio doors to the rear garden. The kitchen is of a good size with a range of base and wall units with work surface over and has a side door leading to the garden.

At first floor level, the landing leads to two double bedrooms, a third single bedroom and the family bathroom.

Outside, a driveway provides parking and leads to the garage with up and over door. The rear garden is well-enclosed and enjoys a good degree of privacy. It is generous in its size and has a patio area offering a place to sit, relax, and entertain.

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 in Cirencester turn left into Castle Street and continue through the Market Place. At the traffic lights at the bottom of Dyer Street go straight over and turn right into Beeches Road. Follow the road round and at the mini roundabout take the second exit into Queen Elizabeth Road and follow the road to the T Junction. Turn right and follow the road round to the left onto North Home Road. The house is on the right hand side before the bend.

What3Words: ///editor.smudges.encodeds

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band- C

Our reference

CIR/SM/MS/07052025

We'd love to hear from you

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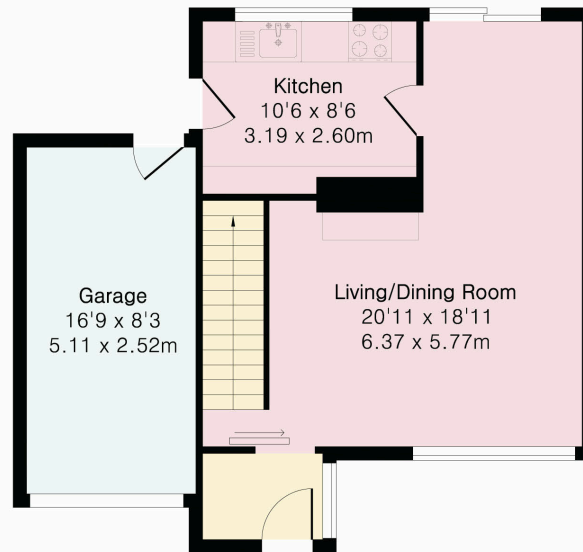




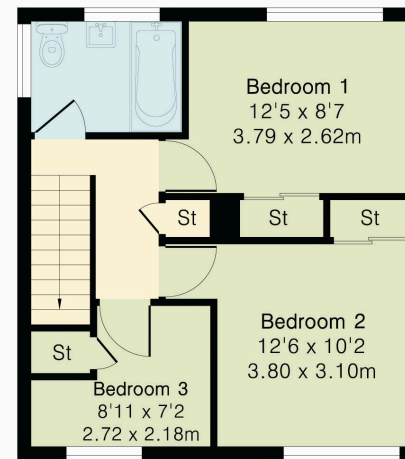
Approximate Gross Internal Area 919 sq ft - 85 sq m

Ground Floor Area 542 sq ft – 50 sq m

First Floor Area 377 sq ft – 35 sq m



Ground Floor



First Floor

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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

