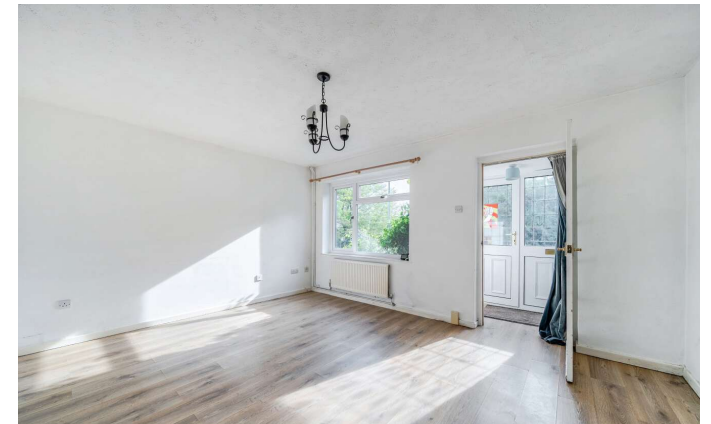


Elphick Road, Cirencester, Gloucestershire, GL7 2JT



- Semi-detached home ● Three bedrooms ● Sitting room ● Kitchen dining room ● Family bathroom ● Single garage ● Private rear garden
- NO ONWARD CHAIN ● EPC C

Elphick Road,

Cirencester, Gloucestershire, GL7 2JT

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Offered for sale with no onward chain is this three bedroom semi-detached home benefitting from a private rear garden, garage and all situated in the popular Stratton area of Cirencester.

The accommodation is arranged over two floors with the ground floor comprising entrance porch, sitting room, kitchen dining room. The first floor offers the three bedrooms all serviced by a family bathroom.

Outside, the house sits in a tucked away position facing Stratton Primary School. Gated side access leads to the private rear garden with the garage beyond.

Amenities

Stratton is a much sought after area situated just to the north of Cirencester. It has a village like atmosphere and a real sense of community yet the property is within a mile and a half's walk from the centre of Cirencester.

Stratton offers a well renowned primary school, pubs, hotel and a shop with post office.

Cirencester itself is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.

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

Leave Cirencester town centre by Spitalgate Lane and at the traffic lights and junction turn left onto Abbey Way following into Gloucester Road. Take the second turning right into Overhill Road, at the top of this road bear round to the left and take the first left into Tinglesfield, and Elphick Road can be found on the right hand side. This leads to the rear of the property and garage, while a footpath leads down to the front of the property.

What 3 Words

[indulgent.interval.tablets](#)

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Gas

Local Authority

Cotswold District Council

Council tax Band - C

Our reference

CIR250198

24th April 2026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk







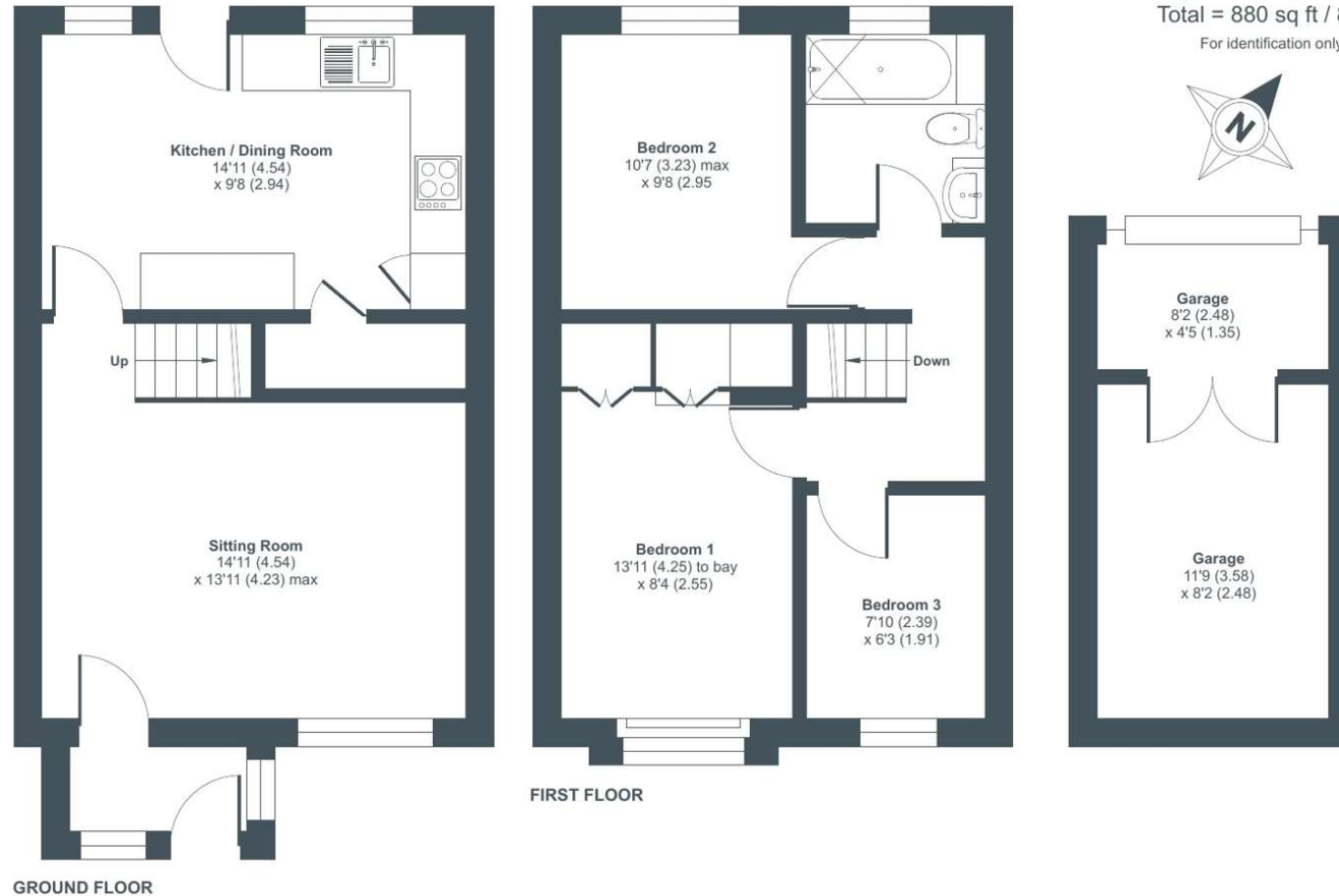
Elphick Road, Cirencester, Gloucestershire, GL7

Approximate Area = 743 sq ft / 69 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 880 sq ft / 81.7 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). © ncthecom 2026. Produced for Perry Bishop. REF: 1448673



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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.

