

58 Bowling Green Crescent, Cirencester, Gloucestershire, GL7 2HA



Extended 3 bedroom terraced home • Sitting Room • Garden/Family Room • Kitchen breakfast room • Shower room • Off street parking & private rear garden • Just over half a mile's walk of Cirencester's town centre • No Onward Chain • EPC C

£340,000

58 Bowling Green Crescent,

Cirencester, Gloucestershire, GL7 2HA

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Offered for sale with no onward chain is extended this three bedroom terrace home benefitting from ample off street parking, private rear garden with southerly aspect and all just over half a mile's walk from Cirencester's town centre.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, sitting room, garden/family room and kitchen breakfast room, while the first floor offers the three bedrooms and a shower room.

Outside, to the front is a generous garden part gravelled to create off street parking as well as front garden. To the rear is the private garden benefitting from a southerly aspect and pedestrian access to the rear.

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 and independent specialist retailers, a weekly market and a twice monthly farmers' market. Just outside the town there is a weekly cattle market. There are also a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools, a sixth form college campus and the Royal Agricultural University. There are also good independent schools in the surrounding areas. Cirencester also boasts a cottage hospital, a leisure centre including a swimming pool and gym. There is a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket. The town also benefits from

being on the edge of the ever popular Cotswold Water Park with all the activities that has to offer.

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 via Dollar Street into Spitalgate Lane, at the traffic lights turn left onto Abbey Way. Take the first turning on the right into Bowling Green Lane and then the second into Bowling Green Road. Take the second right in to Bowling Green Crescent and the house can be found immediately in front on you.

What Three Words: pylons.crossword.vipers

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: B

Our reference

CIR/SW/EN/29042025

We'd love to hear from you

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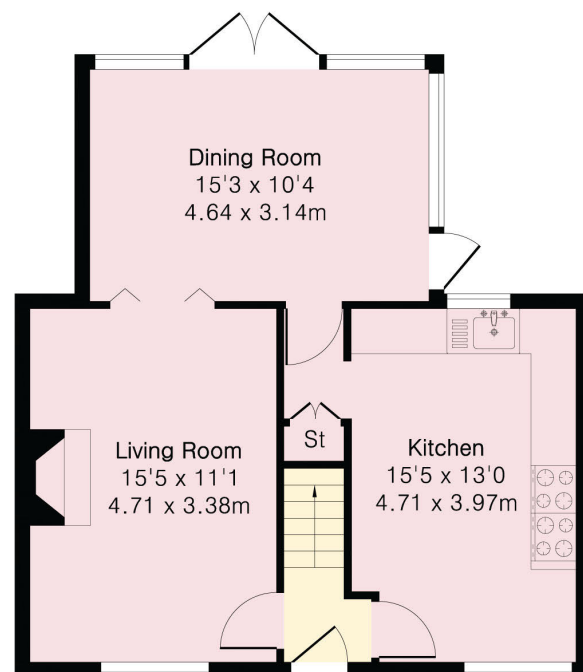




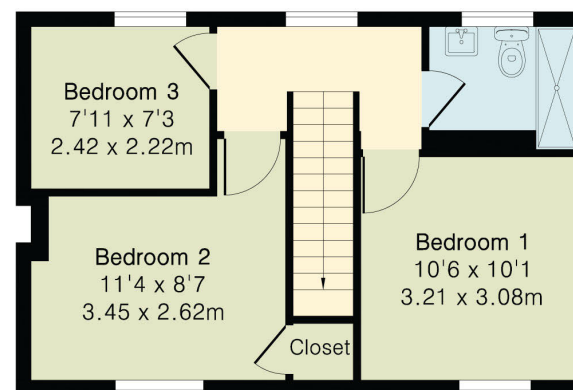
Approximate Gross Internal Area 893 sq ft - 83 sq m

Ground Floor Area 524 sq ft – 49 sq m

First Floor Area 369 sq ft – 34 sq m



Ground Floor



First Floor

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PROPERTY MADE PERSONAL

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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

