

Cirencester, Gloucestershire, GL7 2BQ



Detached period home • Three double bedrooms • Dual aspect sitting room • Modern fitted kitchen • Ground floor cloakroom • Spacious family bathroom • Secluded south westerly facing courtyard garden • Set in the heart of Cirencester • EPC E

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Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Set in the heart of the historic Coxwell Street, one of the oldest streets in Cirencester, is this superbly presented detached three double bedroom period home, further benefitting from a secluded south westerly facing garden.

The accommodation is arranged over three floors with the ground floor comprising entrance hall, dual aspect sitting room with oak flooring and wood burner, modern (2022) fitted kitchen and cloakroom. The first floor provides a generous landing with good storage, the first double bedroom and spacious family bathroom with separate shower cubicle, while the second floor offers the two further double bedrooms.

Outside, the property is approached via a passage leading to an open courtyard and the front door to the house. The courtyard offers a good deal of seclusion as well as a sunny south westerly aspect. There are two outside storage sheds demised to the house, two other sheds belong to two neighbouring properties who have a right of way to access.

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

Coxwell Street is an attractive street in the old part of Cirencester, lined with an interesting mixture of period cottages and more substantial town houses set in the heart of the town centre.

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, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club. There are excellent primary and secondary state schools and a sixth form college campus.

There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

Directions

By foot, from our office in Silver Street turn left into Castle Street, at the Market Place turn left into Gosditch Street, follow the road round and take the third turning on the left into Coxwell Street. The property is set back and accessed via an open arch with a path leading to the property.

What3Words /// deflation.inhales.detained

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/SW/CDH/13062025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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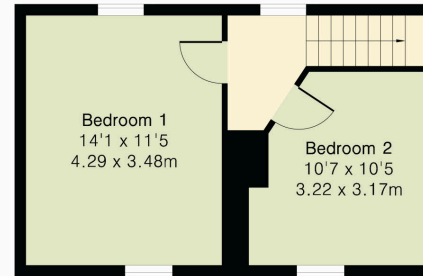


Approximate Gross Internal Area 978 sq ft - 91 sq m

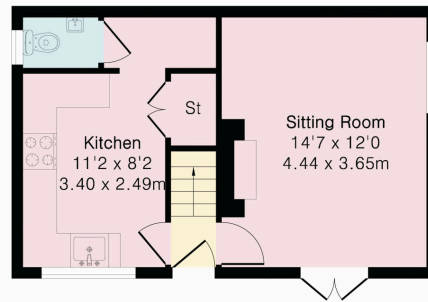
Ground Floor Area 320 sq ft – 30 sq m

First Floor Area 348 sq ft – 32 sq m

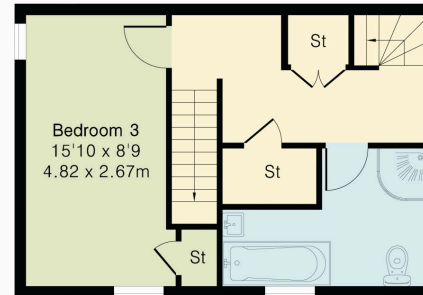
Second Floor Area 310 sq ft – 29 sq m



Second Floor



Ground Floor



First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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

