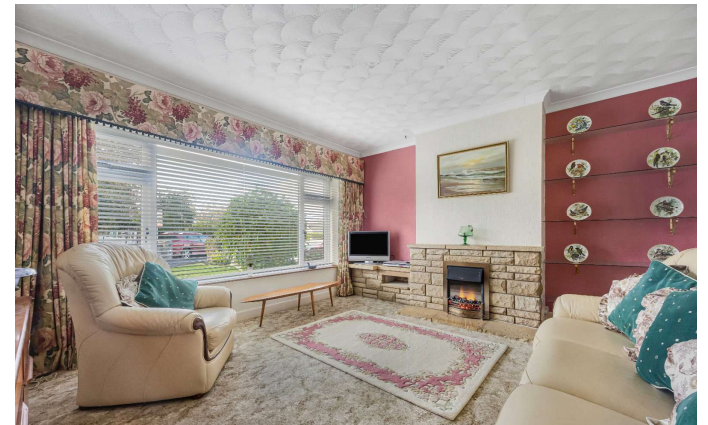


North Hill Road, Cirencester, Gloucestershire, GL7 1PG



- Semi-detached bungalow
- Large corner plot
- Three bedrooms
- Double length garage
- Two useful outbuildings
- Conservatory
- EPC To be confirmed

North Hill Road,

Cirencester, Gloucestershire, GL7 1PG

Key Features



3
Bedrooms



1
Bathrooms



1
Receptions

About the property

Being sold with no onward chain and located in the Parish of Siddington, within easy reach of Cirencester town centre, this three-bedroom semi-detached bungalow offers a large corner plot and excellent potential to reconfigure or extend (subject to the necessary consents and planning permissions).

The single-storey accommodation comprises an entrance hall, a welcoming sitting room featuring a large picture window and a feature fireplace, a kitchen fitted with a range of base and wall units as well as a breakfast bar, with a door leading into the conservatory. There are three good-sized bedrooms and a family bathroom with an electric shower over the bath.

Outside, there is a long driveway with parking for several vehicles leading to a double length garage with a large side opening door. The front garden is mainly laid to lawn and paving. A side gate provides access to the large corner plot rear garden area, which is a particular highlight of the property — featuring a formal lawn and shrubs with a large patio seating area, a generous vegetable garden with two large greenhouses, a BBQ/picnic area, a pond, and a delightful orchard with mature multiple apple, pear, and plum trees.

In addition to the garage, there is a workshop and a garden store, providing excellent outdoor storage and hobby space.

Amenities

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.

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 Silver Street, turn left into Castle Street and follow into the Market Place, continue into Dyer Street and at the traffic lights turn right into Victoria Road. Follow Victoria Road to the end and turn left into Watermoor Road towards the roundabout. Take the second exit towards Love Lane and at the next roundabout take the first exit into Bridge Road, following round to the right into Siddington Road. North Hill Road is the third turning on the right, follow the road up the hill and turn right, follow the road around to the top of the cul de sac, number 40 can be found in the top right hand corner,

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Gas Central

Local Authority

Cotswold District Council

Council tax Band - D

Our reference

CIR250274

30th October 2025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

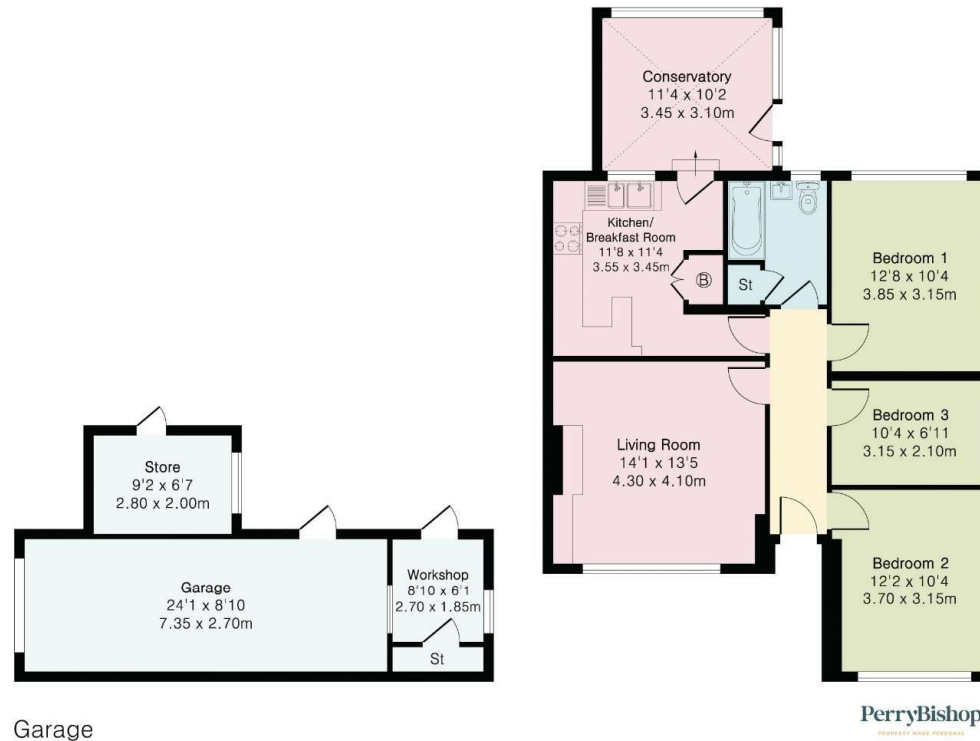
E: cirencester@perrybishop.co.uk







Approximate Gross Internal Area 1256 sq ft - 117 sq m (Including Garage)



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.



perrybishop.co.uk

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.

