

Cirencester, Gloucestershire, GL7 1GQ



Modern end of terrace townhouse • Three bedrooms • Generous kitchen dining room • First floor sitting room • Utility room & separate cloakroom • Family bathroom & en-suite shower room • Landscaped private rear garden • Garage & off street parking space • EPC C

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Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A beautifully presented, modern three bedroom end of terrace three storey townhouse, with a landscaped private rear garden, garage and off street parking space, all sitting on the edge of this popular modern residential development, around a mile's walk from Cirencester's town centre.

The accommodation is arranged over three floors with the ground floor comprising entrance hall with cloakroom off and leading to a modern fitted generous kitchen dining room overlooking and opening into the rear garden, completing the ground floor a is utility room accessed off the kitchen and also offers a secondary entrance.

The first floor provides a sitting room, family bathroom and single bedroom, while the second floor consists of the principal bedroom with en-suite shower room and built-in wardrobes and further double bedroom also with built-in wardrobes.

Outside, a private garden sits to the rear of the property, landscaped and laid to lawn and patio with raised bed borders. Pedestrian gated is access to the end of the garden leads to the garage and parking space in front of the garage.

NB - the property is subject to management fee of £??? per annum and the garage is held on a 999 year lease from 27th September 2013 with a ground rent of circa £?? per annum.

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 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 and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Directions

Leave our office and turn left onto Castle Street, go through Market Square and into Dyer Street. At the traffic lights go straight on to the roundabout. At the roundabout take the third exit and head along this road to the next roundabout, taking the first exit. Take the first turning left into Middle Mead. Follow the road round and the property can be found on the right hand side.

What3Words: ///relishing.sung.belt

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band- D

Our reference

CIR/SW/MS/19062025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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what the owner said

"It has been a perfect first family home which has grown with us from young socialising professionals to starting a family of our own. The property is in easy walking distance of Cirencester town centre and ideal transport connections for work purposes."



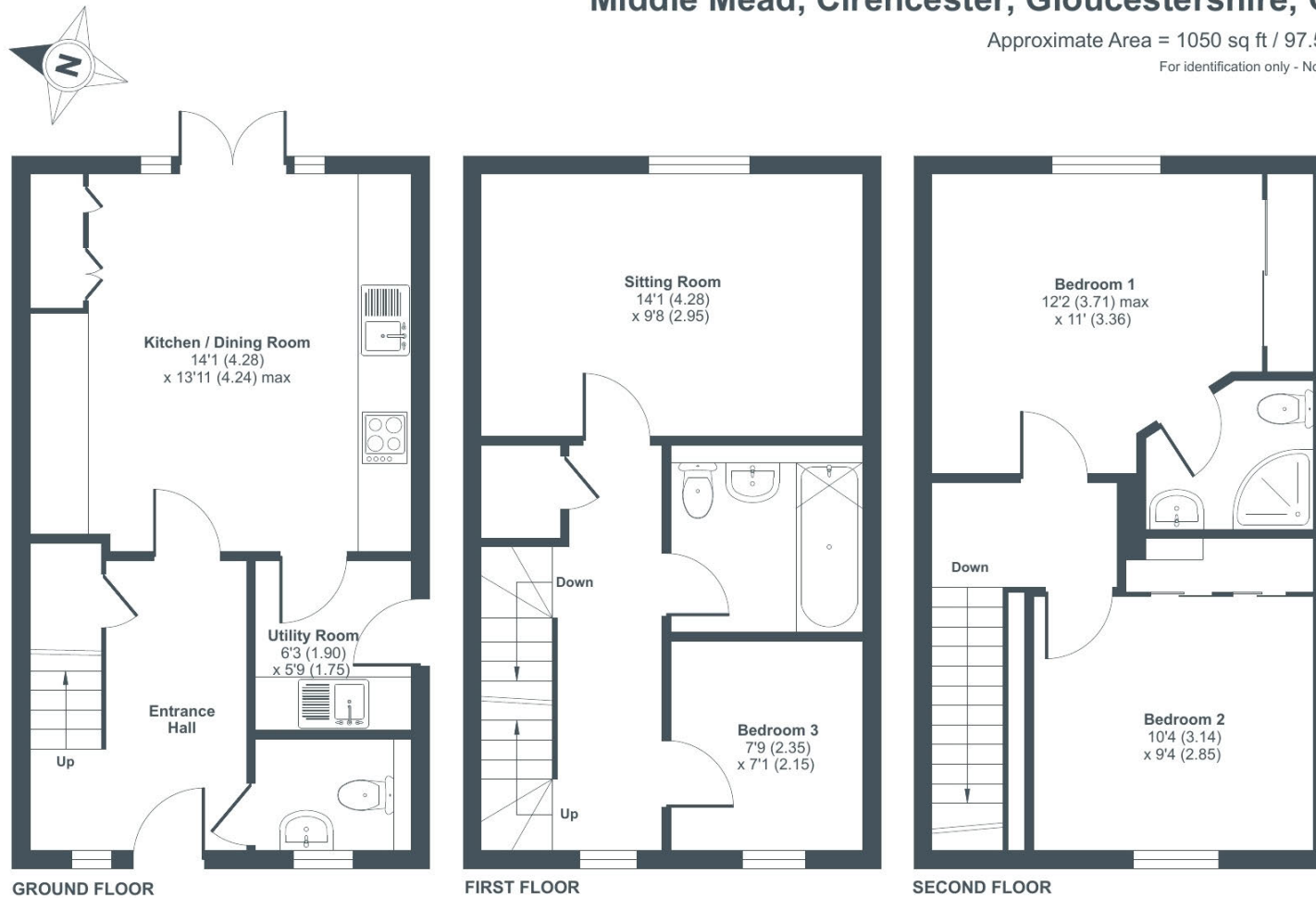




Middle Mead, Cirencester, Gloucestershire, GL7

Approximate Area = 1050 sq ft / 97.5 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). © n/checom 2025. Produced for Perry Bishop. REF: 1309674



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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

