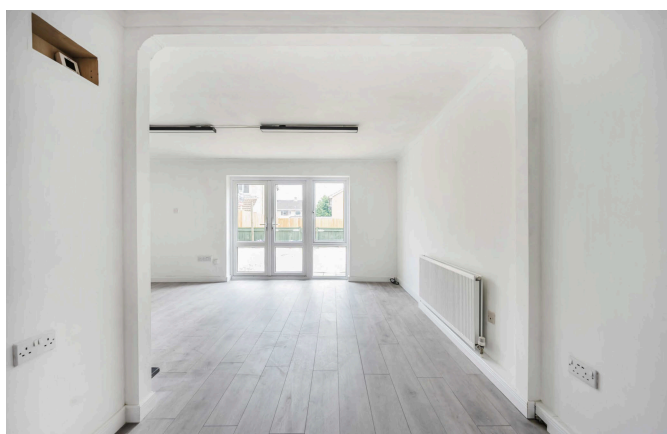


North Home Road, Cirencester, Gloucestershire GL7 1DY



Terraced family home • Three bedrooms • Open plan sitting/dining room and kitchen • Study/playroom • Gardens front and rear • Off street parking • Move Ready scheme • No onward chain • EPC C

North Home Road,

Cirencester, Gloucestershire GL7 1DY

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A well-presented three-bedroom family home in a desirable Cirencester location.

Set back from the road with open views to the front, this extended three-bedroom terraced home offers spacious and versatile accommodation ideal for modern family living.

Conveniently located within easy reach of Cirencester town centre, the property is also just a short walk (within half a mile) to both Kingshill Secondary School and Watermoor Primary School.

The accommodation is arranged over two floors. The ground floor comprises an entrance porch leading into a bright and welcoming sitting room, which flows seamlessly into the dining area and kitchen. A valuable addition to the home is the separate study/playroom, created from a partial garage conversion, perfect for home working or children's activities.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom.

Outside, the property offers a generous, gated, and attractive gravelled front

garden. To the rear, there is a low-maintenance garden with side access and the added benefit of driveway parking.

Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

- Property Information Questionnaire
- Fittings and Contents forms
- Official copy of Title Register or Epitome of Title if an unregistered title
- Title plan
- Local Authority search
- Draft contract
- A buyers information booklet will be shared on first viewing
- Anti Money Laundering Checks

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 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, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes. There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.





Directions

From our office in Cirencester, turn left into Castle Street and continue through the Market Place. At the traffic lights at the bottom of Dyer Street, go straight over and turn right into Beeches Road. Follow the road round and at the mini roundabout take the second exit into Queen Elizabeth Road and follow the road to the T junction. Turn right and follow the road round to the left onto North Home Road. Follow the road around, and the property is located in a small cul de sac, fourth left hand turning towards the top end of North Home Road.

What3Words: ///waged.vintages.quietest

Services & Tenure

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

Local Authority

Cotswold District Council
Council Tax Band B

Our reference

CIR/SM/KF/11062025

We'd love to hear from you

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what the owner said

"We found the area quiet and within easy walking distance to the town centre, local bus routes, London bus route, local superstores and good schools.

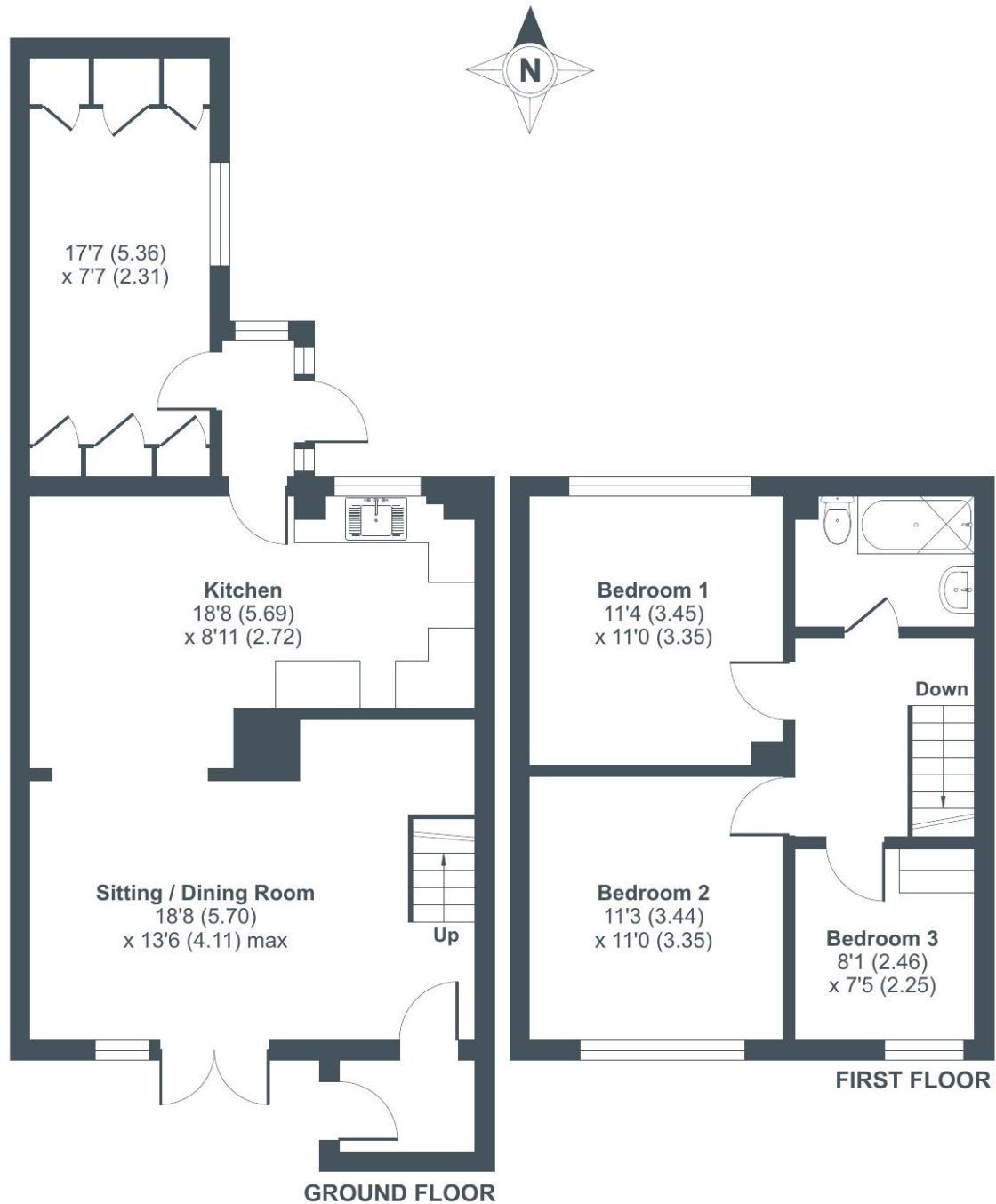
The south facing garden with French windows is a delight to sit out in, overlooking grassy areas and trees without being much overlooked itself for an estate location."



North Home Road, Cirencester, Gloucestershire, GL7

Approximate Area = 1046 sq ft / 97.1 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). © nichecom 2025. Produced for Perry Bishop. REF: 1306588

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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

