

Stratton Heights, Cirencester, Gloucestershire, GL7 2RH



- Mid terraced home
- Two bedrooms
- Garden
- garage and parking
- No onward chain
- EPC D

<Property.PriceNoQualifier>

12 Stratton Heights

Cirencester

Key Features



2
Bedrooms



1
Bathrooms



1
Receptions

About the property

A well-presented two-bedroom mid-terrace home. The property comprises an entrance porch leading into a comfortable lounge, with an archway opening into the kitchen/dining room and stairs rising to the first floor.

The kitchen is fitted with a range of wall and base units and includes an oven and hob, with space for a washing machine and fridge/freezer.

To the first floor are two generous double bedrooms and a family bathroom, which features a white suite with a shower over the bath.

Externally, the enclosed rear garden benefits from gated access from the garage side and includes a small patio area, lawn, and established borders. Off-road parking is available, along with a single garage.

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.

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 town centre by Spitalgate Lane and at the traffic lights and junction turn left, onto Abbey Way following into Gloucester Road. Turn right onto the Cheltenham Road passing Roberts Close and take the next left into Park View. Follow round to the right and up the hill taking the first right in to Stratton Heights, the property can be found on the left hand side.

What 3 Words

reader.dating.crouches

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - Electric

Local Authority

Cotswold District Council
Council tax Band - B





Our reference
CIR250361
4th February 2026

We'd love to hear from you
2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 655355
E: cirencester@perrybishop.co.uk

what the owner said

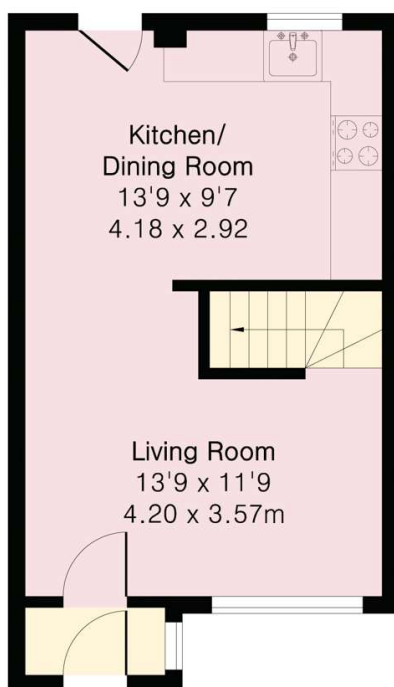
We have not Lived in the property but we have had a succession of satisfied tenants . It is in a quiet neighbourhood with many long term residents .



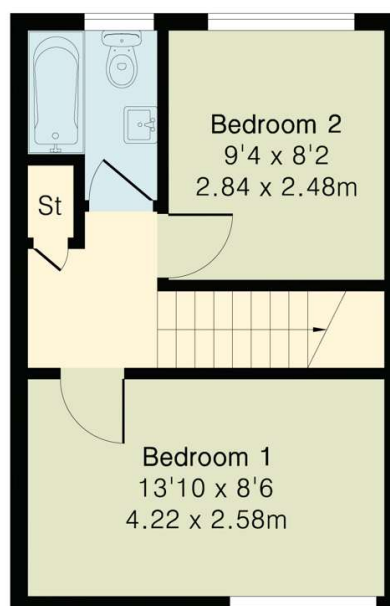
Approximate Gross Internal Area 612 sq ft - 57 sq m

Ground Floor Area 314 sq ft – 29 sq m

First Floor Area 298 sq ft – 28 sq m



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

