

Cirencester, Gloucestershire, GL7 1DR



End of terrace home • Sitting dining room • Kitchen • Family bathroom • Southerly facing rear garden • Off street parking • En-bloc garage • Within a mile's walk of Cirencester town centre • EPC E

## Cirencester, Gloucestershire, GL7 1DR

### Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

### About the property

Within a mile's walk of Cirencester town centre is this beautifully presented three bedroom end of terrace family home benefitting from off street parking, en-bloc garage, southerly facing rear garden and also around half a mile's walk of Kingshill Secondary School and Watermoor Primary School.

The well presented accommodation is arranged over two floors with the ground floor comprising entrance porch and hall, dual aspect sitting dining room, the ground floor is completed by a fitted kitchen. The first floor offers the three bedrooms serviced by a family bathroom.

Outside, to the front is an paved drive providing off street parking. Gate side access leads to a private rear and enclosed garden, laid to patio and lawn. The property also benefits from a separate en-bloc garage.

### 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 weekly market, there are several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester also boasts a cottage 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

Proceed out of the Market Place into Dyer Street, at the traffic lights continue over and take the next turning on the right into Beeches Road. Follow this road round to the left and at the mini roundabout turn right into Queen Elizabeth Road. At the junction turn right, follow into North Home Road. Follow the road road as it bends to the right and the house can be found of the far side of the next bend.

What3Words /// honeybees.estate.doormat

### Services & Tenure

The tenure is freehold.

Mains electricity, water, and drainage are understood to be connected.

### Local Authority

Cotswold District Council.

Council Tax Band B.

### Our reference

CIR/SM/CDH/04082025

### We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)







## North Home Road, Cirencester, Gloucestershire, GL7

Approximate Area = 888 sq ft / 82.4 sq m

Garage = 140 sq ft / 13 sq m

Total = 1028 sq ft / 95.4 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: 1329519



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[perrybishop.co.uk](https://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.

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