

Cirencester, Gloucestershire, GL7 1EP



Period family home • Quiet town centre road • Newly refurbished • Semi detached • Enclosed rear garden • Permit parking • Town centre location • Courtyard garden • EPC D

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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Charming Two-Bedroom Semi-Detached Home in a Prime Cirencester Location

This beautifully refurbished two-bedroom semi-detached home is ideally situated on the edge of Cirencester town centre, within easy walking distance of local amenities, shops, and restaurants. Offering a perfect blend of character and modern living, the property is set in a highly sought-after residential area.

Upon entering, you are welcomed into the entrance hall with stairs to the first floor. A door leads through to a spacious open-plan kitchen, dining, and sitting room. The modern kitchen features a range of contemporary wall and base units, integrated appliances, and ample worktop space, ideal for everyday living and entertaining. The dining area benefits from patio doors opening onto the garden, flooding the space with natural light.

Upstairs, the landing leads to two generously sized bedrooms, each enjoying plenty of natural light. The stylish family bathroom is a standout feature, fitted with a modern white suite and a shower over the bath.

Externally, the rear garden is a good size and designed for low maintenance, perfect for relaxing or al fresco dining. There is also a convenient pedestrian side gate allowing access to the rear of the property. Additional benefits include on-street residents' permit parking.

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

From our office in Cirencester, turn left through the Market Place into Dyer Street. At the traffic lights, turn right onto Victoria Road and then take the first left into Purley Avenue. At the junction, turn left into Purley Road and the house can be found towards the end of the road on the left hand side near the junction with London Road.

What3Words /// ranked.lurching.transmitted

Services & Tenure

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

Local Authority

Cotswold District Council.

Council Tax Band C.

Our reference

CIR/LR/CDH/26082025

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

The house a modern feel, but with some standout Victorian features that really gives it character unlike a new build house but with the same great features and benefits. the House was completely taken back to brick and a brand new floor put in.

It has been completely damp proofed and the renovation has been a complete labour of love. Town centre location but still a lovely quiet street with lovely neighbours.



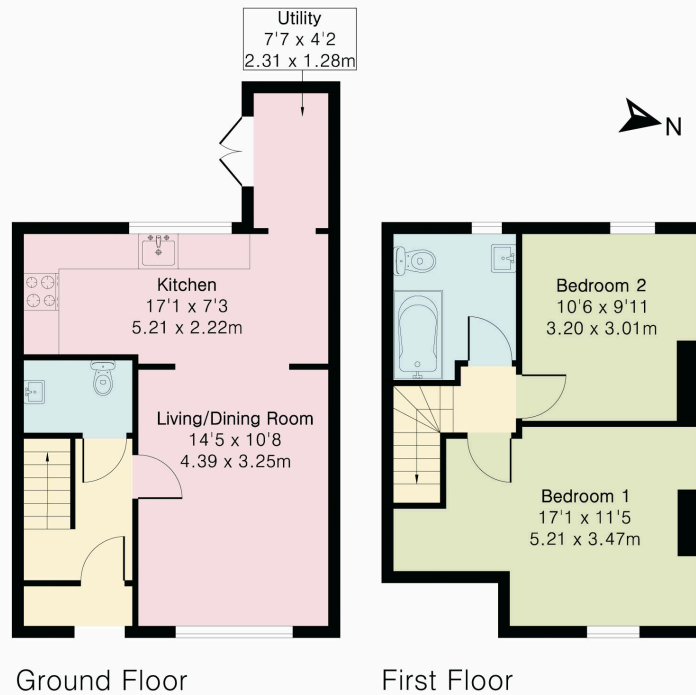




Approximate Gross Internal Area 766 sq ft - 71 sq m

Ground Floor Area 410 sq ft – 38 sq m

First Floor Area 356 sq ft – 33 sq m



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.

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