

Chesterton Lane, Cirencester, Gloucestershire, GL7 1XQ



Generously proportioned modern coach house • Large sitting dining room • Separate cloakroom and utility room • Study landing & large storage cupboard • Single garage • Communal gardens • Within a mile's walk of Cirencester's town centre • EPC C

Chesterton Lane,

Cirencester, Gloucestershire, GL7 1XQ

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A well presented and generously proportioned; totalling approximately 1107 sq/ft, two double bedroom modern coach house with garage, set in this popular residential development within a mile's walk of Cirencester town centre.

The accommodation is arranged over two floors with the ground floor entered via a covered porch and comprising entrance hall with stairs to the first floor, cloakroom and separate utility room. The first floor provides a spacious landing with ample room for home working space, large storage cupboard and naturally lit by a skylight, off the landing are two double bedrooms, shower room and a 18' x 14'9 sitting dining room which open to a modern fitted kitchen.

Outside, there is a single garage and communal gardens.

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 Silver Street, turn right into Castle Street. Follow the road round to the left and at the mini roundabout go straight ahead into Somerford Road. At the T junction at the top turn right and take the second left into Vyners Close, Chesterton House can be found on the right hand side.

What3Words /// replying.vented.retained

Services & Tenure

The property is Leasehold with an original term of 125 years from 1 February 2003.

Service Charge is £2,200 per annum and Ground Rent £200 per annum.

All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band B.

Our reference

CIR/SW/CDH/16092025

We'd love to hear from you

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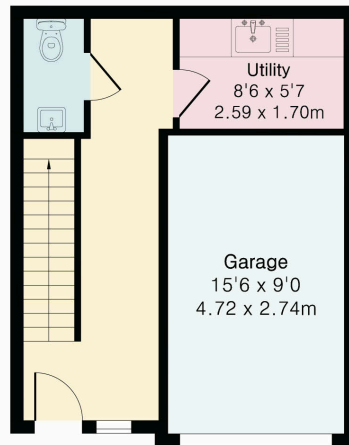


Approximate Gross Internal Area 1107 sq ft - 103 sq m (Excluding Garage)

Ground Floor Area 198 sq ft – 18 sq m

First Floor Area 909 sq ft – 85 sq m

Garage Area 139 sq ft – 13 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

