

Blackberry Walk, London Road, Cirencester, Gloucestershire, GL7 1GH



Attractive stone built end of terrace home • Four bedrooms • Sitting room and dining room • Kitchen/dining room • Garage and garden • Fringes of town • No onward chain • EPC C

Blackberry Walk,

London Road, Cirencester, Gloucestershire, GL7 1GH

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

A beautifully presented and attractive double-fronted modern four-bedroom family home benefitting from an enclosed landscaped garden, garage, and off-street parking and situated within a mile's walk of Cirencester town centre.

The accommodation is arranged over two floors and offers well-proportioned living space throughout.

The ground floor comprises a welcoming entrance hall with a storage cupboard, a cloakroom, a generously sized sitting room, a second reception room, and a spacious kitchen/dining room with French doors opening onto the rear garden - ideal for entertaining and family life.

Upstairs, a spacious landing leads to the master bedroom with an en-suite shower room, two further double bedrooms, a fourth single bedroom, and a modern family bathroom.

Outside, the property benefits side and rear gardens with gated access leading to a single garage and off-street 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, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

Directions

From our office in Cirencester proceed through the Market Place into Dyer Street. Go straight over the traffic lights onto London Road. At the roundabout go straight over and immediately bear right continuing along the London Road. The property can be found on the left hand side with access to the rear by turning left at the roundabout and left again into Winstone Gardens.

What3Words /// fixtures.bring.pinging

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band E

Our reference

CIR/SM/CDH/19092025

We'd love to hear from you

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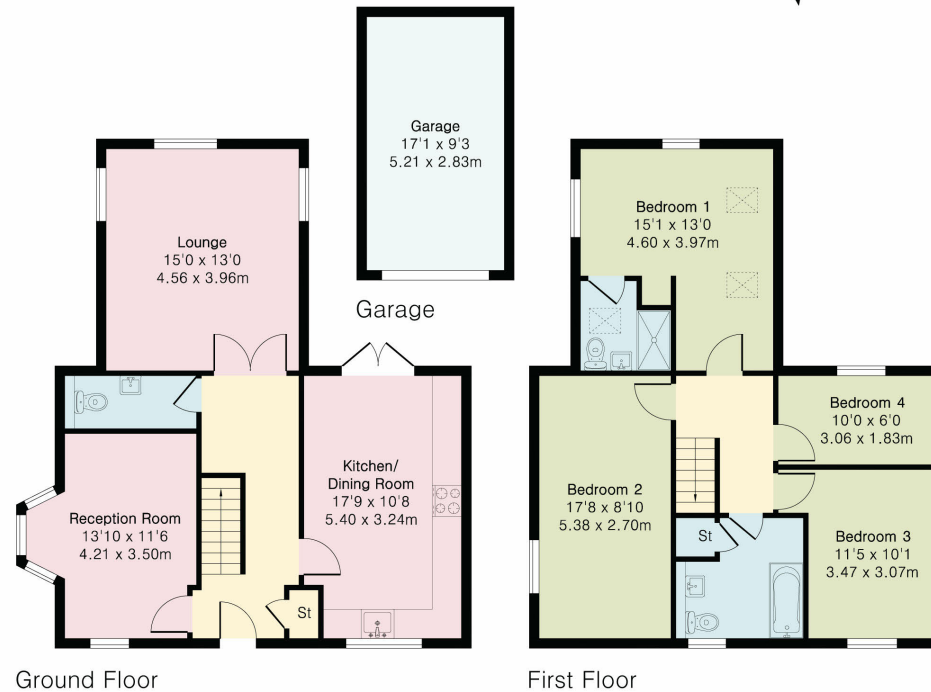


**Approximate Gross Internal Area 1356 sq ft - 126 sq m
(Excluding Garage)**

Ground Floor Area 684 sq ft – 64 sq m

First Floor Area 672 sq ft – 62 sq m

Garage Area 159 sq ft – 15 sq m



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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

