

15 Cotswold Avenue, Cirencester, Gloucestershire, GL7 1XW



- Semi-detached home • Three bedrooms • Potential to extend STPP • Sitting room and dining room
- Kitchen and utility/ cloakroom • Family bathroom • Generous sized rear garden • No onward chain • EPC D

Offers in excess of
£425,000

15 Cotswold Avenue,

Cirencester, Gloucestershire, GL7 1XW

Key Features



3
Bedrooms



1
Bathrooms



2
Receptions

About the property

Situated on the sought-after Cotswold Avenue, this attractive three-bedroom semi-detached family home enjoys a convenient location within easy reach of a wide range of local amenities and facilities.

Offered to the market with no onward chain, the property presents an excellent opportunity for buyers to modernise and personalise to their own taste.

The accommodation is arranged over two floors and begins with a welcoming entrance hall featuring stairs to the first floor. To the front of the property is a bright and spacious sitting room with a charming bay window and feature fireplace, while the light filled dining room overlooks the rear garden, creating an ideal space for family meals and entertaining. The kitchen provides access to the utility room and cloakroom, with a further door leading directly to the garden. Upstairs, the landing leads to three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a generous driveway providing ample off-street parking, together with gated side vehicular access offering additional parking if required. The enclosed rear garden is attractively landscaped, enjoys a good degree of privacy, and is generous in size. A patio area provides the perfect setting for outdoor dining, relaxing, and entertaining.

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

From our office in Cirencester proceed right into Castle Street and at the end of the road bear left on to Sheep Street, go straight over at the mini roundabout on to Somerford Road and just as you go over the bridge turn right into Cotswold Avenue, the property can be found on the left-hand side.

What 3 Words

moods.universes.verbs

Services & Tenure

Tenure - Freehold

Electricity - Mains, Water – Mains, Sewerage – Mains, Heating – Gas central

Local Authority – Cotswold District Council

Council tax Band - D

Our reference

070926SM

7th September 2026

what the owner said

I have wonderful memories of growing up in this house, playing in the garden with my brother and racing across the road to the amphitheatre when it snowed to go sledging!

In the summer holidays I remember playing with my friends in the four acres field and Querns's wood just a minute away then coming back for a BBQ in the garden. It's in such a lovely location, in a really nice town that I often miss.





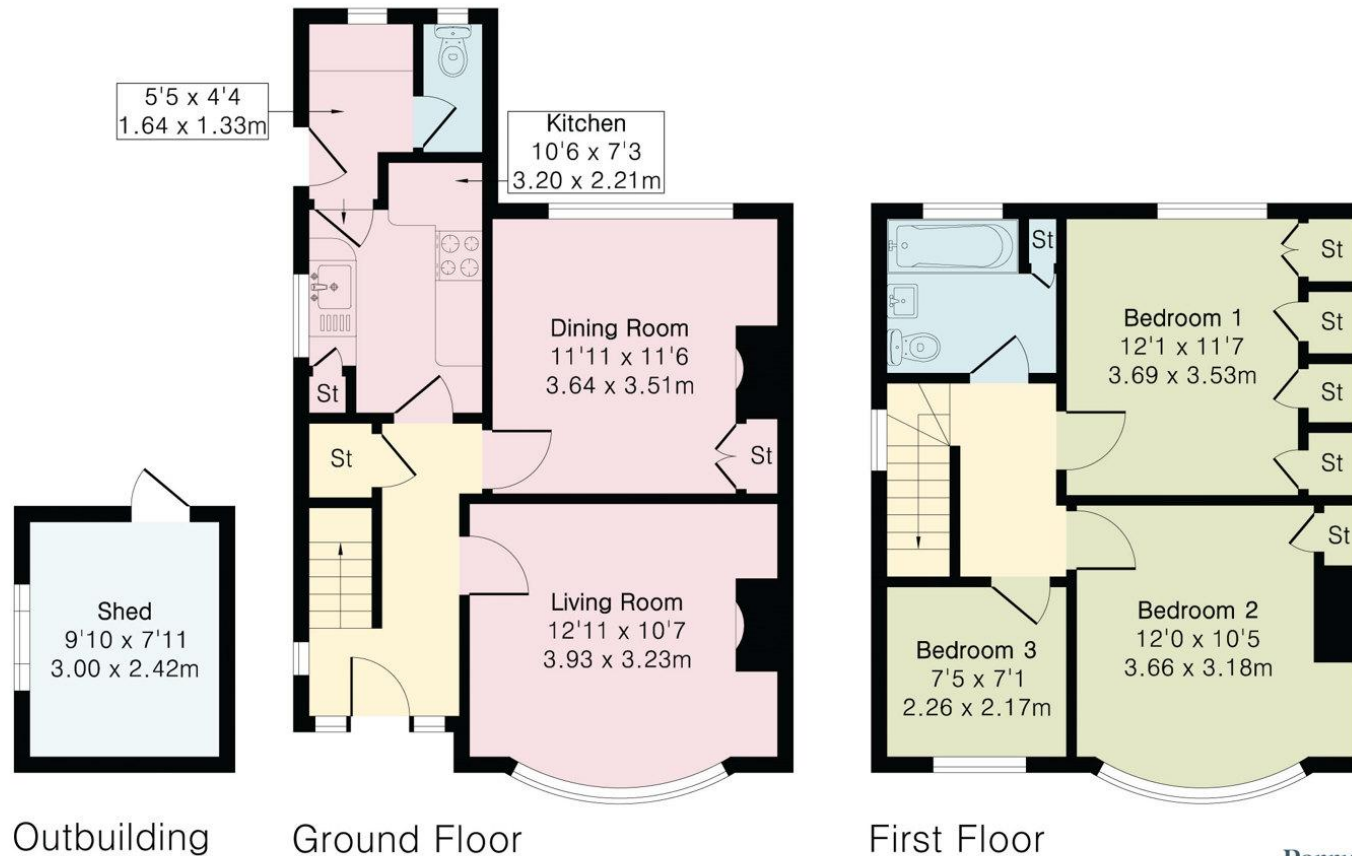


**Approximate Gross Internal Area 948 sq ft - 88 sq m
(Excluding Outbuilding)**

Ground Floor Area 498 sq ft – 46 sq m

First Floor Area 450 sq ft – 42 sq m

Outbuilding Area 78 sq ft – 7 sq m



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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.

