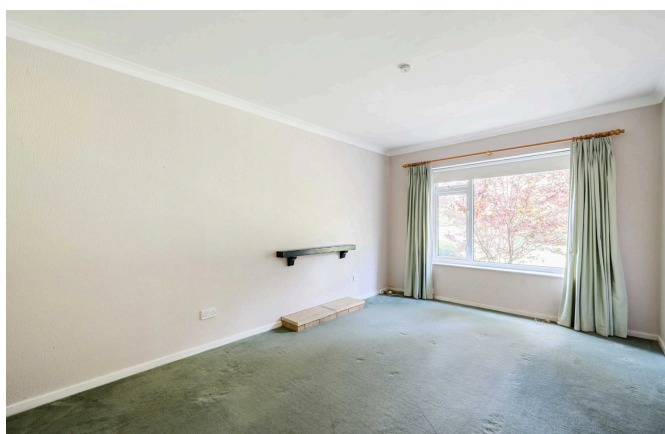


PerryBishop

PROPERTY MADE PERSONAL

Hereward Road, Cirencester, Gloucestershire, GL7 2EH



Two bedroom ground floor apartment • Edge of town location • Having its own garden • Beautifully presented • Garage at the rear • EPC C



Hereward Road,

Cirencester, Gloucestershire, GL7 2EH

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

This lovely apartment is situated in a great position on the edge of Cirencester Town Centre and is being sold with no onward chain.

This home briefly comprises of:-

Entrance porch with wall space for a coat rack.

Leading into the inner hallway with a useful cupboard providing storage space.

The reception room is of a generous size and has a large window to the front aspect and is decorated neutrally and presented in good order.

The kitchen is fitted with a range of wall and base units with work surfaces over and is fitted with a gas hob, single electric oven with extractor above, space for washing machine, fridge/freezer and tumble drier. There is a useful storage cupboard providing extra storage space. The window has a lovely outlook over a green.

The principal bedroom has a range of fitted wardrobes and is decorated in neutral tones with a large window which provides lots of natural light.

Bedroom two is a good size single, this has the added benefit of French doors onto the garden.

The shower room is fitted with a suite comprising of WC, wash basin and pedestal, and large double walk-in shower.

This lovely apartment benefits from a private rear garden which is completely laid to patio with various mature shrubs and is bordered by hedging and panel fencing.

There is also a single garage en bloc.

This property has gas central heating and a range of UPVC windows.

Amenities

The market town of Cirencester dates back to Roman times and 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, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a





lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Directions

From our office head towards the Market Place, at the traffic lights turn left along Dollar Street, follow the road as it bends around into Spitalgate Lane, and take the second turn on the right into Hereward Road. The property can be found on your left hand side accessed via the pedestrian footpath in front of the building. The parking spaces and garage are positioned to the rear.

Services & Tenure

The tenure is Leasehold, 999 years from 25 December 1968.

Ground rent is £10 per annum.

The service/maintenance charge is £737 per annum.

Local Authority

Cotswold District Council

Council Tax Band: B

Our reference

CIR/CSL/JC/RN/03062024

We'd love to hear from you

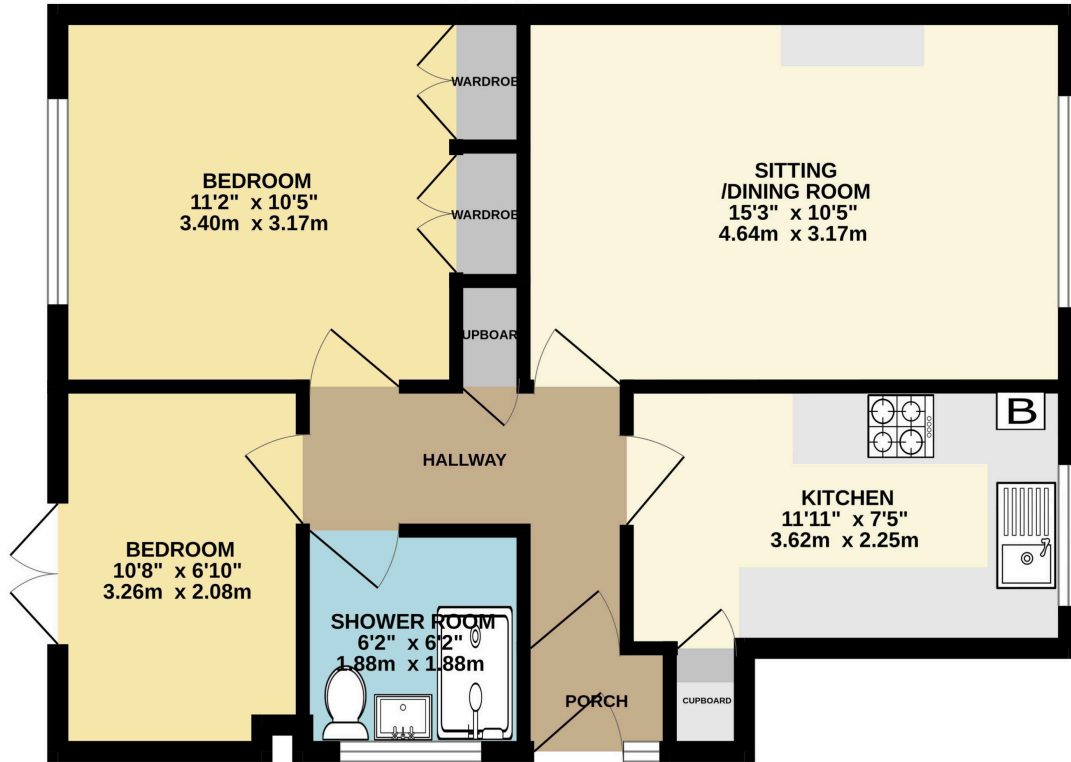
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GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 6/2023



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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

