

Perry Bishop

PROPERTY MADE PERSONAL

Lavender Lane, Cirencester, Gloucestershire, GL7 1PP



Lovely three bedroom home • Pleasant cul-de-sac location • Outskirts of town • Sitting room with dining area • Cloakroom and utility area • Gardens • EPC C



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Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

The property is currently tenanted with fabulous tenants so the option of buy to let is available or this property can also be sold chain free giving the prospective purchaser a couple of options.

Briefly comprising of:-

Entrance into hallway which has plenty of space to hang coats with laminate wooden effect flooring throughout.

A useful cloakroom is situated on the ground floor with a continuation of the hallway flooring, and it is fitted with a white suite comprising of WC and wall mounted basin. Decorated neutrally.

There is also a very useful under stairs cupboard within the hallway providing plentiful storage space.

This property is presented as open plan, the kitchen area is fitted with a continuation of the hallway flooring making a seamless transition from the hallway. The kitchen itself is fitted with a range of white wall and base units providing lots of storage with a wooden laminate work surface with stainless steel 1 1/2 bowl sink and monobloc tap. There is a 4-ring gas hob with electric integrated single oven. There is space for a dishwasher, washing machine and free-standing fridge freezer. With a large window overlooking the front aspect this is a light and bright space. The Worcester boiler which fuels the gas central heating can be found in the kitchen cupboard.

The lounge/dining area is a great space again with the same laminate wood effect flooring throughout. With a large window overlooking the rear garden and neutrally decorated this is a light and bright room, the perfect space to relax.

Off the lounge there is a very useful utility area with storage space and door to the back garden.

To the first floor of the property there are three good size bedrooms and the family bathroom.

The bathroom is fitted with a contemporary white suite comprising of bath with shower over, white vanity basin seated in a white unit and white WC. The red tiles to the walls in this room gives it a lovely pop of colour.

On the landing area there is a very useful cupboard providing plentiful storage. The landing area and all of the bedrooms are all fitted with wood effect laminate flooring. The large front bedroom is a fabulous size double with window to the front, this room is decorated neutrally throughout and provides lots of space for drawers and wardrobes, a great size room.

The principal bedroom to the rear again is a great size double with a panel effect feature wall and plenty of space for wardrobes and dressing tables and wardrobes. Again, a fabulous size room with a window to the rear providing lots of natural light making this a bright space.

The third bedroom overlooks the rear garden and is a good size single room.

To the front of the property there is a very low maintenance small garden with pathway leading to entrance door.

The rear garden is bordered throughout by a range of panel fencing. With a lovely sunny patio area directly adjacent to the rear of the house providing a lovely seating area for the summer months. A pathway leads to the rear access gate and there is a range of borders with lawned area to the centre of the garden. There is also a very handy storage shed the perfect space to store your lawn mower and gardening tools. The property is warmed throughout by gas central heating and has a range of UPVC double glazed windows.

This is a wonderful property and would make someone a great family home with its





proximity to the centre of Cirencester it makes it the perfect location. We would urge early viewing on this one as this will not be on the market for long.

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 on Silver Street turn right on to Castle Street. Follow the road round to the left on to Sheep Street, continue on Sheep Street turning left after approximately 0.4 miles on to Trinity Road. Lavender Lane can be found on the right hand side.

Services & Tenure

The tenure is Freehold.

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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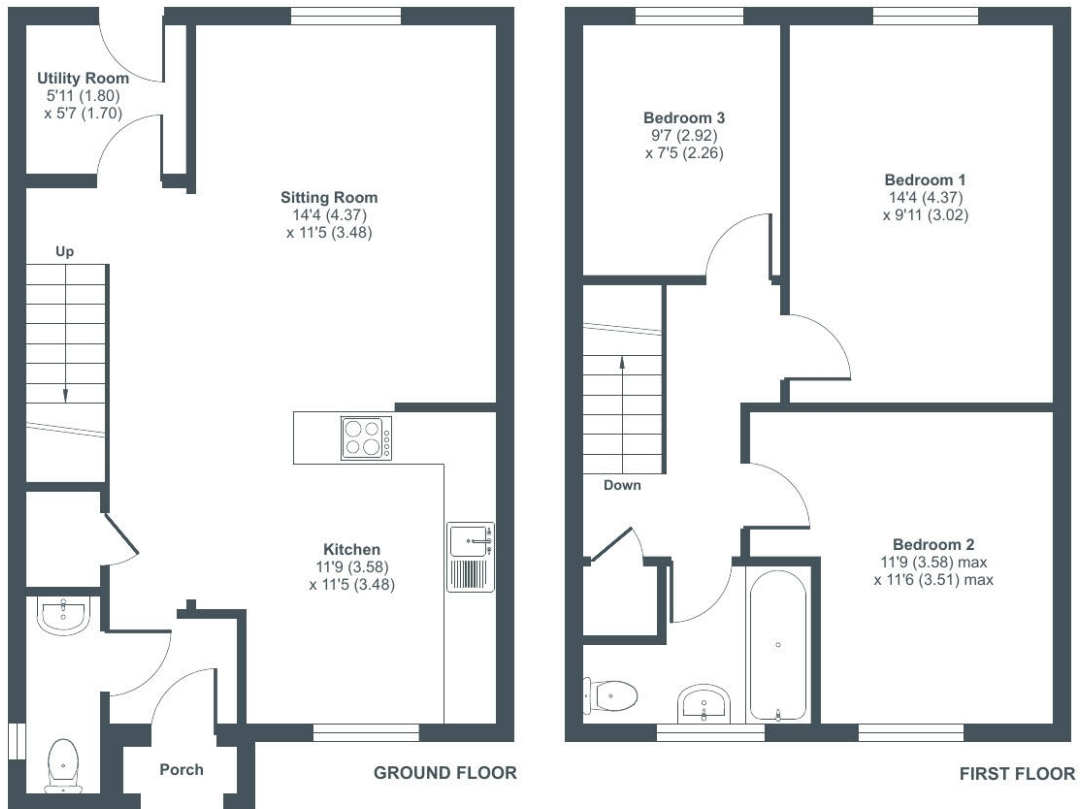
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Lavender Lane, GL7

Approximate Area = 967 sq ft / 89.8 sq m

For identification only - Not to scale



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