

PerryBishop

PROPERTY MADE PERSONAL

Golden Farm Road, Cirencester, Gloucestershire, GL7 1BZ



Three bedroom semi-detached home • Two reception rooms • Kitchen, dining room and lounge area • Bathroom and downstairs shower room • Utility • Gardens and parking • EPC D



Golden Farm Road,

Cirencester, Gloucestershire, GL7 1BZ

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

CHAIN FREE

This spacious 3 bedroom semi-detached property is coming to the market CHAIN FREE, and having recently been extensively refurbished offering a ready to move in home, one not to be missed, early viewing is highly recommended.

The property provides the following;

Entrance hallway with stairs leading to the first floor and doors to all rooms, with quality wood effect laminate flooring and neutrally painted.

Leading from the downstairs hallway is a modern open plan kitchen/dining room. The kitchen is a good size with a range of white wall and base units with a marble effect laminate work surface, stainless steel sink with monobloc tap, space for cooker and fridge freezer with window overlooking the rear garden and benefits from quality wood effect laminate flooring throughout the kitchen, dining room and lounge area.

The dining area comes with ample space for a good size dining table and chairs with the added bonus of sliding doors giving you access to the patio area to enjoy in the summer months. further side door giving access to inner hall with downstairs shower room and WC and utility room.

The lounge area comes with a feature electric fire with potential to reinstate

either a wood burning stove or open fireplace subject to HETAS regulations and checks. This is a bright, airy and spacious room with neutral paintwork and large window to the front aspect.

The inner hall gives access from the front of the property to the rear garden and also has the benefit of a good sized utility room with plumbing for washing machines with window to the front aspect, a great laundry room. The downstairs bathroom is fitted with a white shower, basin and WC, a continuation of the modern grey vinyl flooring throughout this area.

To the first floor there are 3 bedrooms, 2 great size double and a small double and the family bathroom.

The family bathroom is fitted with a contemporary white suite comprising of bath with shower over, WC and basin with pedestal, part tiled walls, heated towel rail, frosted glazed window to the side aspect and modern grey vinyl flooring.

The stairs and landing and all three bedrooms are fitted with new carpets. There are two good sized double bedrooms, one to the front aspect, one to the rear aspect with the third bedroom being a smaller sized double bedroom to the front aspect.

Externally to the rear there is a good size rear garden with a patio area, storage shed, plus a low maintenance gravel area and lawn. The garden is fully enclosed making this an ideal space for young children and a great spot to dine al-fresco during the summer months.

The front garden has a low maintenance gravel driveway to provide off road parking and with path leading to the front door.

This property is warmed throughout by gas central heating and has a range of NEW UPVC windows and guttering with the added benefit of NEW exterior paintwork.

This home is in a fabulous location and having had an extensive refurbishment program, we would urge early viewing 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 in Silver Street proceed through the Market Place, across the traffic lights onto London Road. Proceed over the roundabout onto the Burford Road and fork immediately right, continuing along London Road. Take the first turning on the right hand side into Churchill Road. At the T-junction follow to the left hand side. Proceed to the right into Saxon Road, right again into Archery Road. Take the next turning left into Akeman Road and then left into Golden Farm Road.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/CSL/JC/RN/03062024

We'd love to hear from you

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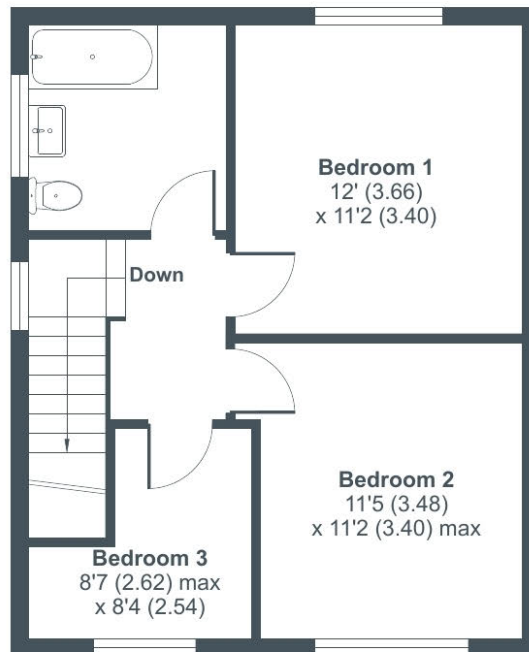
Golden Farm Road, Cirencester, GL7

Approximate Area = 914 sq ft / 85 sq m

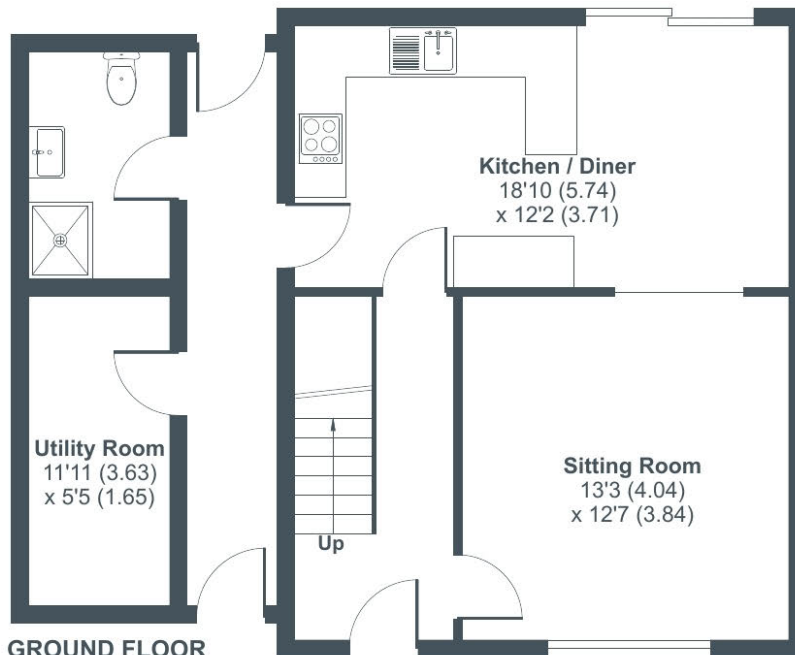
Outbuilding = 115 sq ft / 10.6 sq m

Total = 1029 sq ft / 95.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

This floor plan was constructed using measurements provided to ©nchecom 2024 by a third party.
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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

