

Cirencester, Gloucestershire, GL7 1BG



Delightful town house in the centre of Cirencester • Elegant dining hall • Large kitchen-diner-family room with double doors into the garden • First floor sitting room with large sash windows • Family bathroom and en-suite bathroom • Well-presented and elegant accommodation • Allocated parking for one car • No onward chain • EPC D

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Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

A beautiful three bedroom townhouse, centrally located in the heart of Cirencester, with parking and a small garden.

Approached into an open hallway which doubles as a dining hall or downstairs snug, with bespoke shelving and large windows overlooking the front. There is a downstairs cloakroom and stairs rising to the first floor.

The kitchen-dining family room is spacious with a good range of cabinets and drawers, in built appliances and French windows opening onto a courtyard garden.

Upstairs on the first floor is a principal bedroom with large windows and an en-suite shower room. The elegant sitting room at the front of the house has a large windows overlooking the front.

On the second floor there are two spacious bedrooms and a family bathroom.

Outside there is an allocated parking space and room for a bistro table on the ramped entrance. At the rear of the property there is a small courtyard garden.

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 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.

Directions

From our office in Silver Street, continue through the Market Place and into Dyer Street. At the traffic lights take a sharp right turn. Bingham Close is the third turning on the left.

What3Words /// most.cheetahs.suitcase

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/HP/CDH/11092025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

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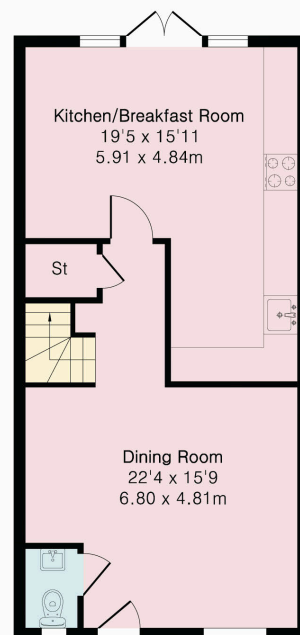


Approximate Gross Internal Area 1596 sq ft - 147 sq m

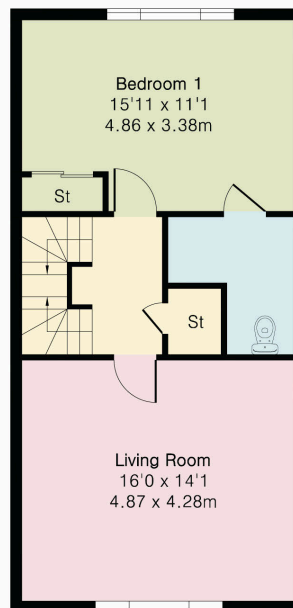
Ground Floor Area 532 sq ft – 49 sq m

First Floor Area 532 sq ft – 49 sq m

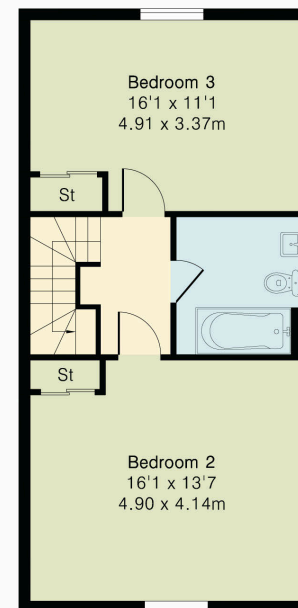
Second Floor Area 532 sq ft – 49 sq m



Ground Floor



First Floor



Second Floor

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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

