

Perry Bishop
and Chambers

the agent who keeps you informed

Buncombe Way,
Cirencester, GL7 1GZ



Two spacious bedrooms with fitted wardrobes | Contemporary kitchen with built in appliances
19ft sitting room | Garage and off road parking
Landscaped garden | EPC B

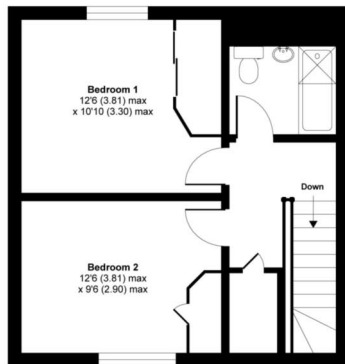
£275,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

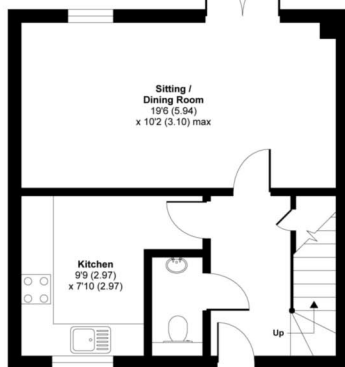


Buncombe Way, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 818 SQ FT 75.9 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Pleasantly situated on the outskirts of a new development is this beautifully presented and well-proportioned two bedroom house built by Berkeley Homes.

The accommodation comprises entrance hall with cloakroom and sitting room with patio doors leading out to the rear garden. There is very nicely fitted contemporary kitchen with built-in oven and hob, microwave, dishwasher and integrated fridge/freezer plus there is space for a small table.

At first floor level, the master bedroom is an impressive room with built-in wardrobe. There is also a further double bedroom with wardrobe and access to a boarded loft space and a family bathroom. Externally there is a garden to the front. The rear garden is landscaped and enclosed laid to lawn with a patio area, a rear gate leads to a single garage to the rear of the property. The property also benefits from a gas fired central heating system supplying radiators and timber framed sealed unit double glazed windows.

Directions

From our office in Silver Street turn into Castle Street and follow the road round to the left, staying in the right hand lane. At the mini roundabout go straight across, and take the first exit at the large roundabout. At the next roundabout take the second exit and continue to the next roundabout. At this roundabout take the second exit and follow the road round to the left. Take the second turning to the right and the first right into Buncombe Way. The property can be found on the left hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

Cotswold District Council

Ref: CIR3899/MR/71026002

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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