



Grantley Crescent,
Cirencester, Gloucestershire, GL7 1XL

Perry Bishop
and Chambers

the agent who keeps you informed

Grantley Crescent, Cirencester, Gloucestershire, GL7 1XL

£375,000

The Property

This is a three bedroom semi-detached home, built in the 1930s to a typical design and style of its era, well-positioned in a tucked-away location.

Conveniently placed near to local facilities and within easy reach of the town centre, the property enjoys a generous plot, pleasantly situated in a crescent of just eight properties. With accommodation over two floors this provides a spacious entrance hall, cloakroom and sitting room with door leading to the rear garden. The dining room at the front has a period fireplace and the kitchen leads through to a rear porch.

At first floor level the staircase leads to an open landing with space for a desk, there are three well-proportioned bedrooms and bathroom.

There is a lawn area to the front of the property with a driveway leading to the side and onto the garage. The rear garden is a particular feature being of a generous size.

EPC: D

Amenities

Ideally located with the M4 and M5 easily accessible and the mainline train station at Kemble also within easy reach, the town of Cirencester dates back to Roman times when it was known as Corinium. Today, it is often referred to as the 'Capital of the Cotswolds' and is located on the edge of the Cotswold Water Park. The town owes a great deal of its stunning architecture to the wealthy wool traders whose buildings span the Middle Ages to the 18th century.

Cirencester benefits from the convenience of the

mainstream high street stores combined with numerous independent specialist retailers. There are also a number of delightful bistros, cafes, wine bars and pubs to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus, whilst good independent schools are also within easy reach. Cirencester has a leisure centre including a swimming pool and other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

Directions

Leave Cirencester along Sheep Street. Continue over the roundabout and into Somerford Road. At the junction turn right into Chesterton Lane. Take your next right into Grantley Crescent.

Viewings

Strictly by appointment only – appointments to view should be made through our Cirencester Office – 01285 655355.

Local Authority

Cotswold District Council.

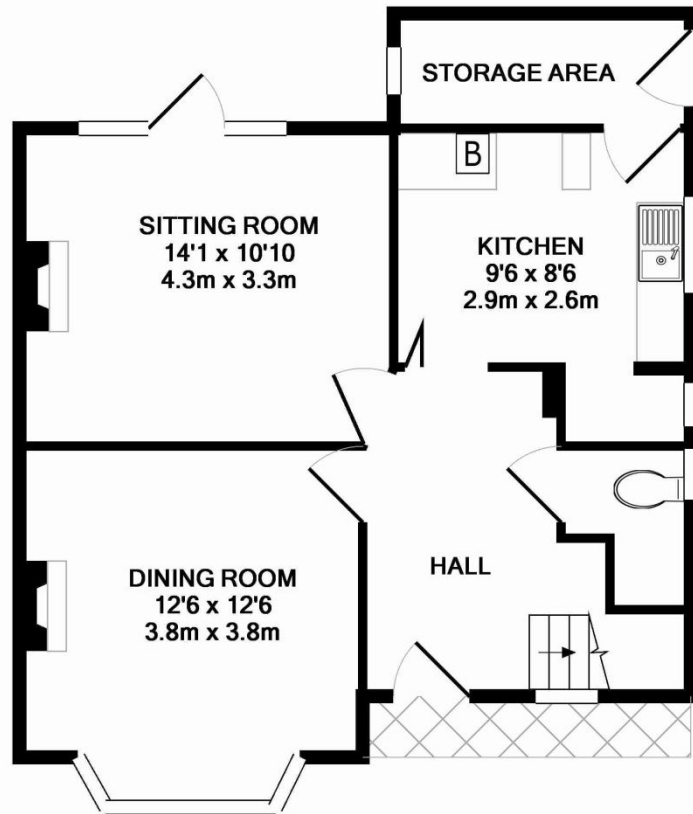
Services and Tenure

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.

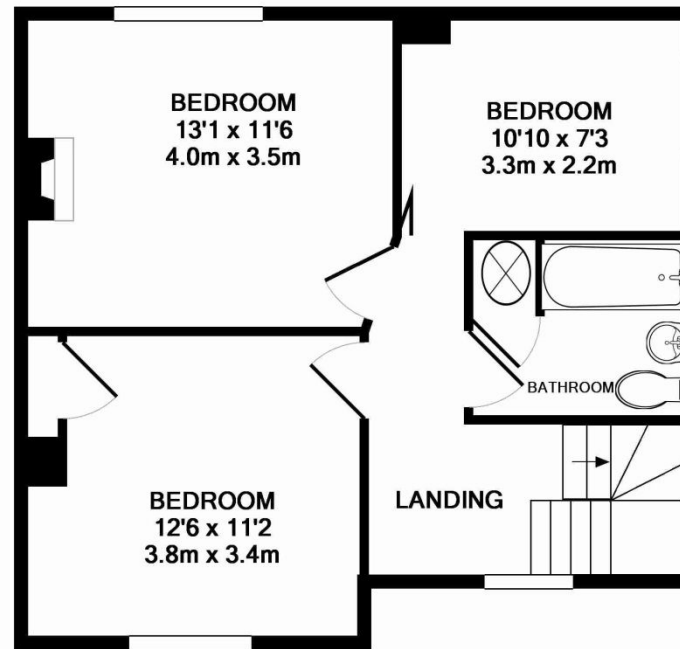
Ref: CIR3581/MR/14062016



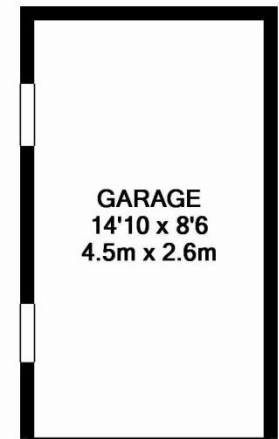




GROUND FLOOR



1ST FLOOR



GARAGE

TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2016

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. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

P332 Ravensworth 01670 713330

2 Silver Street, Cirencester, Glos. GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

Perry Bishop
and Chambers

the agent who keeps you informed