

Perry Bishop
and Chambers

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Pheasant Way,
Cirencester, GL7 1BJ



Four bedrooms | Stunning kitchen/diner
Chain free | Conservatory
Popular location | EPC C

Offers in Excess of £390,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Pheasant Way, Cirencester, GL7 1BJ



4 Bedrooms



1 Bathroom



2 Receptions

A fine example of a refurbished four bedroom detached family home, set on a generous sized plot in a cul-de-sac location in this ever popular locality on the outskirts of Cirencester town centre.

The accommodation, which has been updated and improved by the current owners, is arranged over two floors and is approached into an entrance hall where there is an oak floor, a cloaks cupboard, stairs to the first floor with two cupboards under, one being a pull-out shoe rack. There is a newly fitted cloakroom with a white suite. The sitting room has an oak floor, sliding patio doors into the conservatory, concealed sliding doors into the kitchen/diner. Within the dining area again there are French doors leading to the rear garden. The kitchen has been refitted with a generous range of units with solid wood working surfaces and fitted Neff appliances. A door from the kitchen area leads to the utility room, which in turn leads into an additional room, which could be used as a hobby room/study.

At first floor level the landing leads to four well-proportioned bedrooms, with two having fitted wardrobes and a family bathroom recently re-fitted with a white suite.

Outside, to the front there is a paved driveway providing parking for several vehicles, this leads to the attached double garage with electric rolling front door and a personal door to the rear. There is pedestrian side access to the rear garden, which is of a good size and is well-enclosed, offering a good degree of privacy. It backs onto the school playing fields and is laid to lawn with a patio and various flower borders.

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.

Directions

From our office in Cirencester follow through the Market Place into Dyer Street and go straight over the traffic lights onto London Road. At the roundabout go straight over and immediately turn right continuing on the London Road. Turn right into Pheasant Way. Follow the road round to the right and take the fifth turning on the left and the house 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

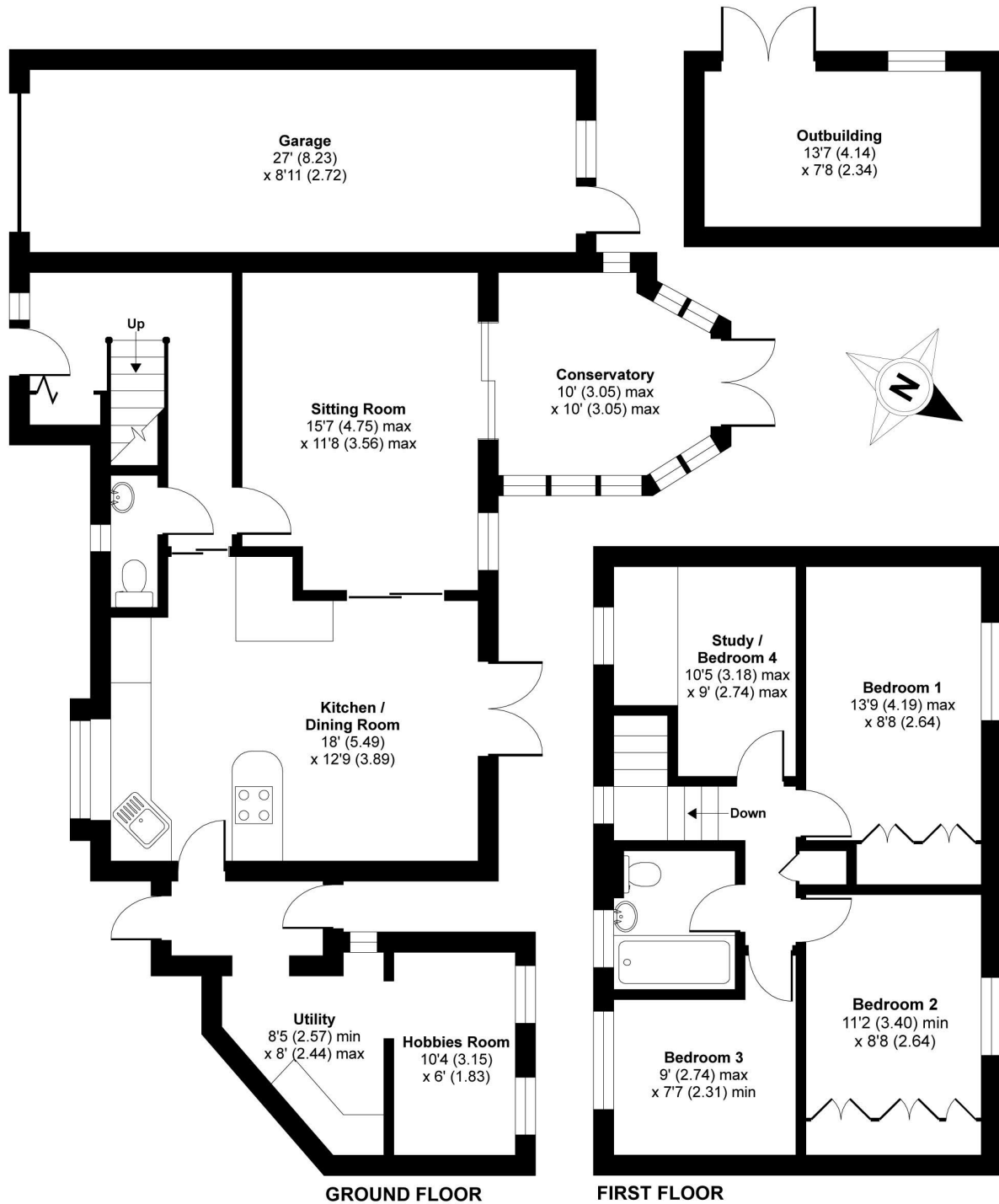
Cotswold District Council

Ref: CIR3906/MM/71026003



Pheasant Way, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1624 SQ FT 150.8 SQ METRES
(EXCLUDES OUTBUILDING & INCLUDES GARAGE)



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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2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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