

**Cotswold Avenue,**  
Cirencester, GL7 1XW



Semi-detached house | Three bedrooms  
Conservatory | Open plan kitchen/diner  
Double garage and parking | EPC D

**£325,000**



# Cotswold Avenue, Cirencester, GL7 1XW



3 Bedrooms



1 Bathroom



2 Receptions

Positioned within walking distance of the town centre this well-presented semi-detached house, offers spacious downstairs living with a double garage and parking.

Approached into a spacious hallway with stairs rising to the first floor, the open plan sitting room has a feature fireplace and opens through a wide archway into the dining area. The kitchen is well fitted with a range of base and wall units and some integrated appliances. The conservatory has under-floor heating and ties the house into the garden; this welcoming space has doors into the garden.

Upstairs there are two double bedrooms and a single bedroom; all the rooms have in built storage. The family bathroom has a bath with overhead shower.

Outside the front garden is an inviting place which draws you to the front door, the rear garden is enclosed and private, laid to patio to create a low maintenance garden. A gate leads to the double garage at the rear of the property.

## 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.







The property is 100 metres from the local shops including Tesco and a chemist to name a few.

### Directions

From our office in Cirencester turn right into Castle Street. At the end of the road bear left, go straight over the mini roundabout and just after you cross the bridge turn right into Cotswold Avenue. Follow this road to the left and the property will be found on your right hand side near the top of the road.

### Services & Tenure

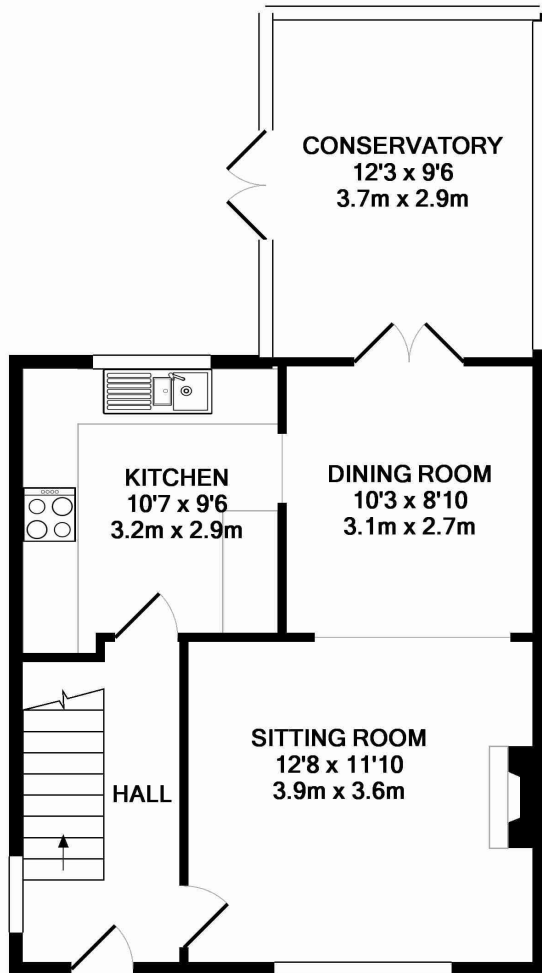
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### Local Authority

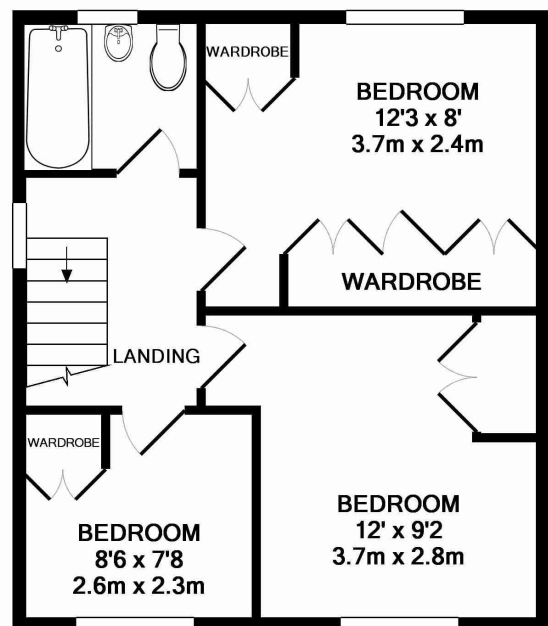
Cotswold District Council

Ref: CIR4015/MM/Date





GROUND FLOOR  
APPROX. FLOOR  
AREA 527 SQ.FT.  
(49.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 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  
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