

Perry Bishop
and Chambers

the agent who keeps you informed

Empire Villas, Ashton Road, Siddington, Gloucestershire, GL7 6HB



Three well-proportioned bedrooms | Recently refurbished and extended
Open plan kitchen/diner with breakfast bar | Sitting room with wood-burning stove
Feature fireplaces in two bedrooms and field views/ open countryside to the rear | EPC C

£325,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

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3 Bedrooms



2 Bathrooms



2 Receptions

An attractive recently refurbished and extended three bedroom end of terrace Victorian cottage, enjoying a village location close to the local shop and post office, which has been extended and sympathetically refurbished to offer period features with contemporary living.

The accommodation provides an entrance hall, a light and airy sitting room with original parquet flooring, and a feature fireplace with a wood burning stove, the kitchen has been completely redesigned and offers inbuilt appliances and a breakfast bar. The dining area is spacious and has a side door to the garden. There is a downstairs cloakroom and storage.

At first floor are three well-proportioned bedrooms, the master bedroom has an en-suite shower room. The family bathroom has been finished to a very high standard.

The garden is enclosed and has a patio. To the front there is block paved driveway parking for two to three cars. The property enjoys gas central heating supplying radiators and UPVC double glazed windows.





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 turn right onto Castle Street. Follow the road round to the left into Sheep Street and keep right. At the mini roundabout continue straight over. At the next roundabout take the 1st exit. Follow the dual carriageway and at the next roundabout take the third exit. At the mini roundabout turn left signposted Siddington. Follow this road into Siddington and as you proceed into the village the property can be found on the right hand side before the shop.

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.

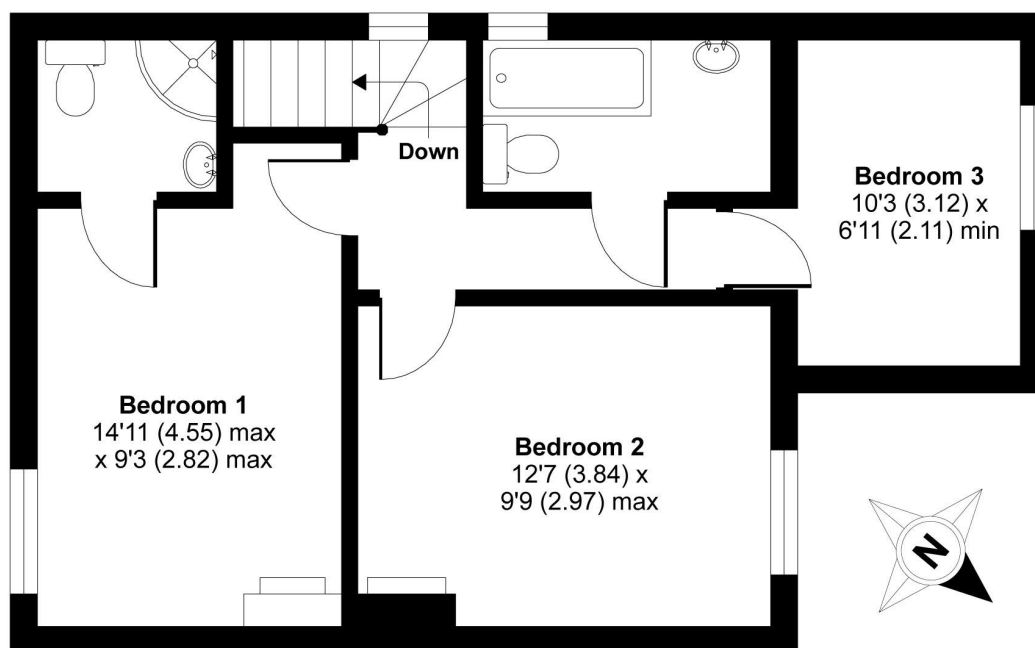
Local Authority

Cotswold District Council

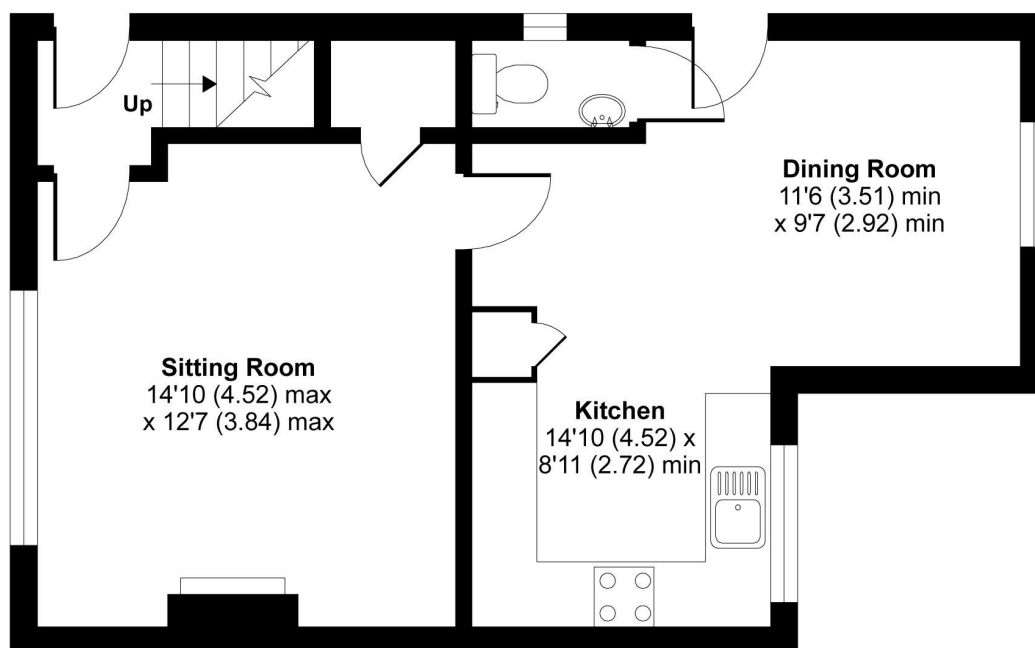
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Ashton Road, Siddington, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 964 SQ FT 89.5 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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