



Queen Elizabeth Road,  
Cirencester, Gloucestershire, GL7 1DJ

Perry Bishop  
and Chambers

the agent who keeps you informed

## The Property

An extended and well-presented semi-detached house situated in an off road position within this popular area, providing walking distance to the town centre and nearby schools.

The accommodation to the ground floor comprises a generous entrance porch with entrance hallway. The sitting room is to the front of the property with an inset fire and doors leading to the dining room; which has an adjacent UPVC conservatory. The kitchen has a range of fitted units with space for various appliances, there is an adjacent utility room providing access to the rear garden and cloakroom. In addition to the ground floor there is a 14' study.

At first floor level there are three well-proportioned bedrooms, two of which have inbuilt wardrobes. There is a family bathroom with adjacent cloakroom. There is a loft ladder with access to the loft, three quarters of it is bordered and carpet so there is plenty of storage.

Externally the property has a low maintenance garden to the front with a side gate leading from the parking area into the enclosed rear garden which is larger than average with a lovely lawn area, borders, patio and a vegetable area. The garden also provides access to the single garage which has power and lighting with parking to the front.

## EPC: D

## 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

Leave Cirencester on London Road turning left by the carpark into Beeches Road. Follow the road over the bridge and turn right into Queen Elizabeth Road. At the junction bear right continuing along Queen Elizabeth Road. The property can be found on your left.

## Viewings

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

## Local Authority

Cotswold District Council

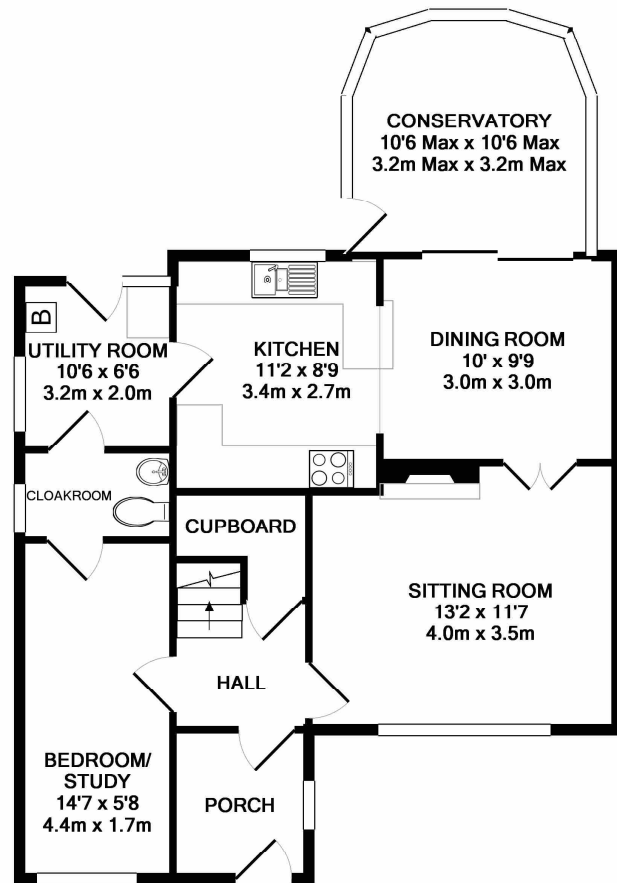
## Services and Tenure

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.

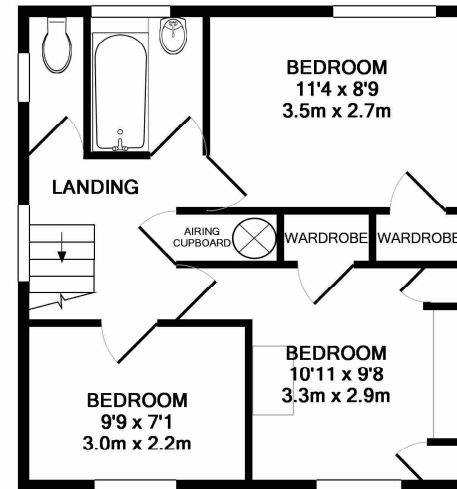
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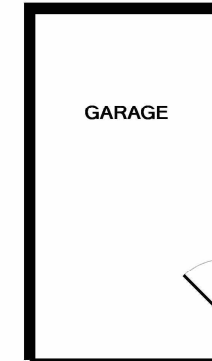




GROUND FLOOR



1ST FLOOR



GARAGE

GARAGE

32 QUEEN ELIZABETH DRIVE, GL71DJ  
TOTAL APPROX. FLOOR AREA 1113 SQ.FT. (103.4 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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