

Beecham Close,
Cirencester, GL7 1HT



Detached modern house | Four good-size bedrooms
Master bedroom with en-suite shower room | Home office in the garden
No onward chain | EPC B

£415,000

Beecham Close, Cirencester, GL7 1HT



4 Bedrooms



2 Bathrooms



2 Receptions

Located in a quiet part of the Corinium Via development this detached four bedroom house offers spacious living and no onward chain.

Approached into a roomy entrance hall with stairs rising to the first floor and a double cupboard for storage, the kitchen diner is of a good size, with a range of base and wall units and integrated appliances; double doors lead into the garden. The triple aspect sitting room is large with double doors onto the hallway, and there is a separate dining room with a feature bay window. The downstairs cloakroom completes the ground floor.

Upstairs there are three double bedrooms and a single room. The master bedroom has an en-suite shower room. The family bathroom is spacious with a white suite, with bath and shower over.

The garage has been converted to provide storage in the front part and a home office with heating and lighting at the rear. There is a door into the garden so that the office can be accessed from the kitchen.

Outside there is driveway parking, storage in the part converted garage and some garden to the front and side of the property. The rear garden is enclosed and private and mainly laid to lawn.





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 proceed through the Market Place into Dyer Street. Go straight over the traffic lights onto London Road. At the roundabout go straight over and immediately bear right continuing along the London Road. At the roundabout turn left. Continue straight on and then turn left at Moss Way. Take the next right, and then bear right into Beecham Close, follow the road round and the house can be found on the right 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

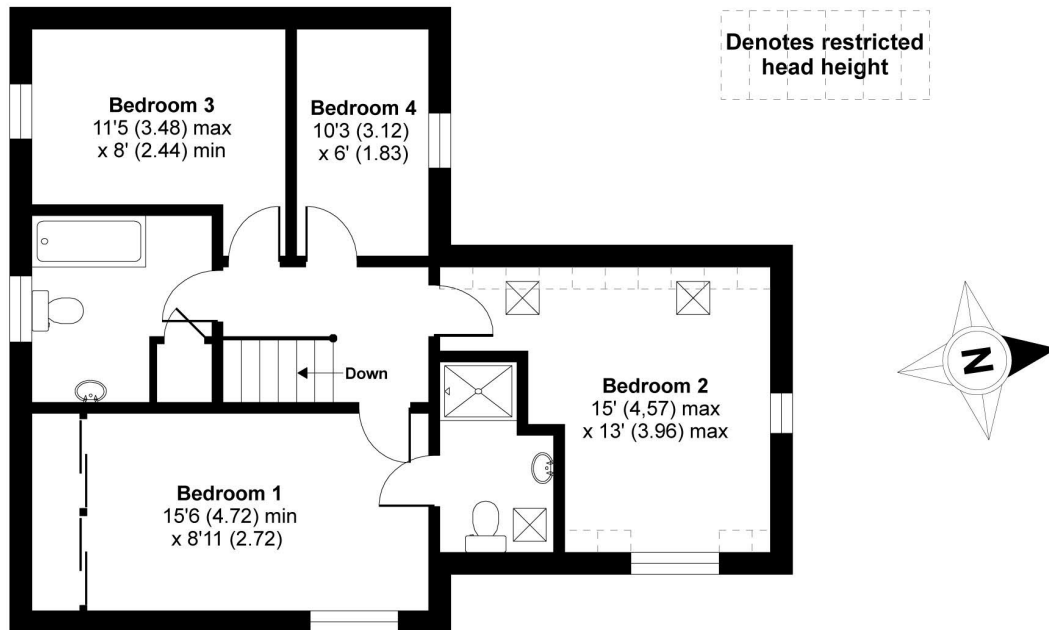
Cotswold District Council

Ref: CIR3986/MM/71021161

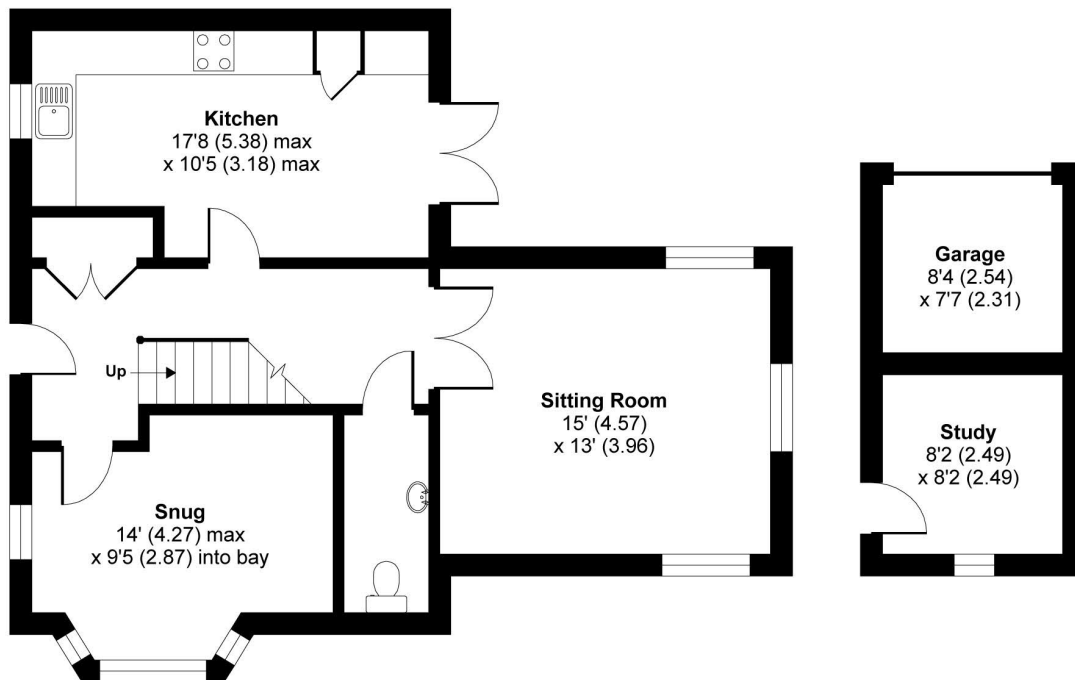


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APPROX. GROSS INTERNAL FLOOR AREA 1466 SQ FT 136.2 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE & STUDY)



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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