

Manor Close,
Cirencester, GL7 2ND



Beautiful semi-detached house | Three well-proportioned bedrooms
Generous conservatory | Fully fitted kitchen/breakfast room
Spacious sitting room and refitted bathroom | EPC D

£280,000

Manor Close, Cirencester, GL7 2ND



3 Bedrooms



1 Bathroom



1 Reception

A greatly improved, modern three bedroom semi-detached family home, occupying a pleasant position overlooking a small green in the popular area of Stratton, on the outskirts of Cirencester town centre. The area is well served by a range of amenities and facilities, including a popular local primary school and easy access to the A417.

The accommodation is arranged over two floors and is approached into an entrance porch with built-in coat rail, which leads into the sitting room. The inner hallway, with storage cupboard, has stairs to the first floor and French doors into the conservatory, currently being used as a formal dining room, which also has French doors into the rear garden. The contemporary kitchen/breakfast room has an extensive range of integrated appliances, matching fitted base and wall units and a stylish lighting scheme.

On the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom which has been recently refitted and benefits from a Roper Rhodes over bath shower system, luxury two part bath screen, LED illuminated shaving mirror, large stainless steel heated towel rail and built-in storage.

The accommodation is warmed by a gas fire central heating system located in the insulated loft space with boarding, which itself benefits from built-in access ladder and electric socket. This is complemented by updated uPVC double glazed windows and doors.

Outside, to the front of the property there is a generous gravelled area for ease of maintenance. A pedestrian side gate leads to the rear garden that is well-enclosed and offers a degree of privacy. It is predominantly laid to lawn, benefits from two established paved patio areas, a shed and offers two off-road parking spaces.





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 town centre on the Gloucester Road, go past the junction for the Cheltenham Road and take the fourth turning on the right hand side into Baunton Lane. Take the second turning on the right for Vaisey Road and Manor Close is the first cul-de-sac 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

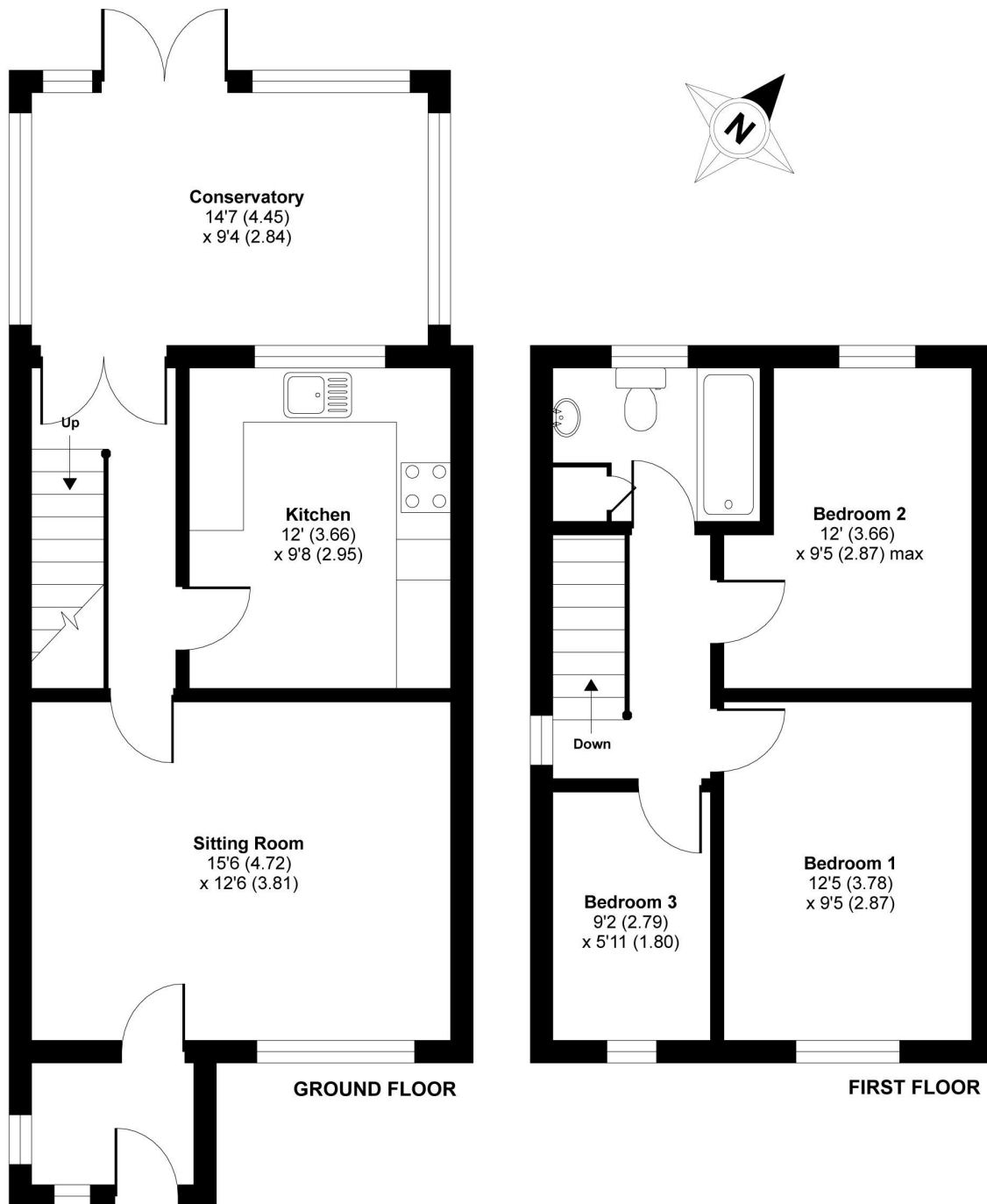
Cotswold District Council

Ref: CIR3998/MM/71022170



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APPROX. GROSS INTERNAL FLOOR AREA 950 SQ FT 88.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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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