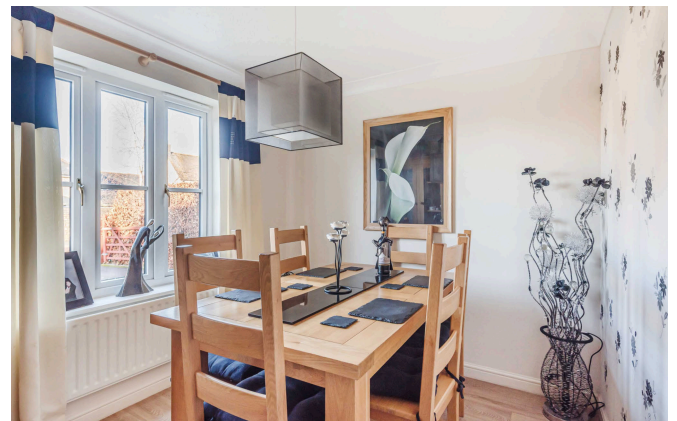
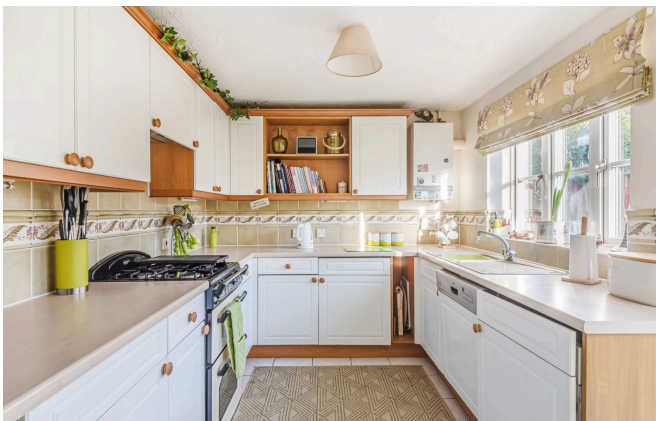


Century Close,
Cirencester, GL7 1FL



Attractive detached family home | Three bedrooms, one with en-suite
Two separate reception rooms | Lovely garden
Garage and parking | EPC D

£375,000

Century Close, Cirencester, GL7 1FL



3 Bedrooms



2 Bathrooms



2 Receptions

A well-proportioned attractive three bedroom detached family home, sitting in a cul-de-sac position, in this popular area of Cirencester. The property is well-placed close to a range of amenities, facilities and good schooling.

It is approached into an entrance hall, there are stairs to the first floor and door to the cloakroom.

The sitting room enjoys an open fire with a window to the front and French doors lead to the garden. The dining room opens to the front and the kitchen has a range of wall and base units, with working surfaces over and some integral appliances. There is a glazed door leading to the garden and an under stairs storage cupboard.

At first floor level the landing leads to three bedrooms, all having fitted wardrobes. The master bedroom has the added benefit of an en-suite shower room. The main family bathroom has a white suite and completes the accommodation.

Outside, the front garden is nicely enclosed and is predominantly laid to lawn. There is driveway parking, this leads to a garage with up and over door. The rear garden is also enclosed, with a lawn area, well-stocked flower and shrub borders and a paved patio.

Amenities

The market town of Cirencester 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, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

There are excellent primary and secondary state schools and





a sixth form college campus. There are also good independent schools in the surrounding areas.

Directions

From our office in Silver Street turn left into Castle Street and continue into the Market Place. Keep going into Dyer Street and at the traffic lights go straight on to the roundabout. Take the second exit off the roundabout and immediately get into the right hand lane. At the traffic lights turn right into London Road, continue to the roundabout. Take the third exit off the roundabout into Century Close, bear to the right and the property can be found 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

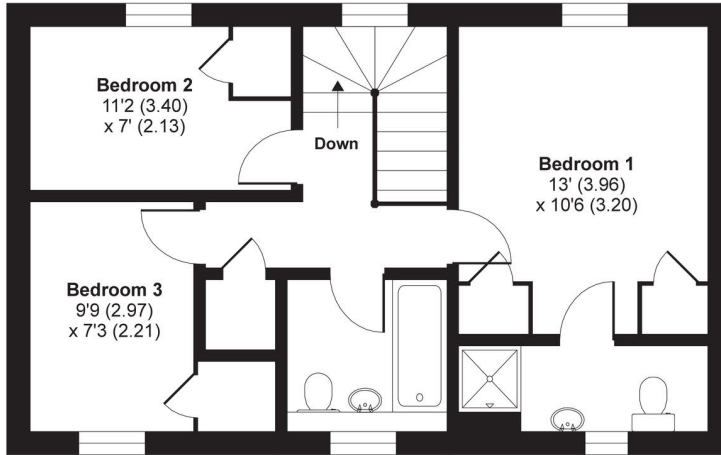
Cotswold District Council

Ref: CIR4471/02021012

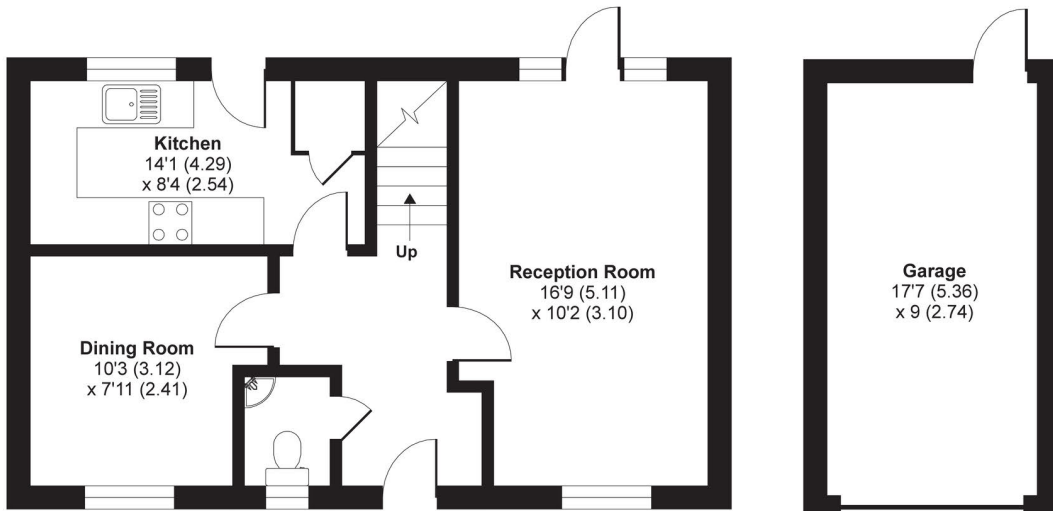


Century Close, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1163 SQ FT 108 SQ METRES
(INCLUDES GARAGE)



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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