

Perry Bishop
and Chambers

the agent who keeps you informed

**Golden Farm Road,
Cirencester, GL7 1DQ**



Mature semi-detached house | Three well-proportioned bedrooms
Large kitchen/dining room | Useful hobbies room
Garage and driveway parking | EPC C

£335,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Golden Farm Road, Cirencester, GL7 1DQ



3 Bedrooms



1 Bathroom



2 Receptions

A very well presented, mature three bedroom semi-detached home pleasantly situated in a popular residential area.

The property is deceptively spacious and has been modernised and extended to a high standard. Approached into an entrance hallway there is a spacious sitting room with a coal effect gas fire and patio doors leading to the conservatory which provides access to the rear garden.

The dining area has been extended to the front of the property and is open to the kitchen which has been refitted to a high standard and comprises a good range of fitted units with a five ring gas hob, double oven, dishwasher and space for a fridge freezer. There is a door from the kitchen into the garage which has been extended to the rear to provide a cloakroom and utility area. Stairs lead to a useful hobbies/store room with under eaves storage.

At first floor level in the main house there are three well-proportioned bedrooms with the two larger rooms benefitting from in built wardrobes. The family bathroom is a good size with a corner shower and separate bath, refitted to a very high standard.

Externally there is a block paved driveway with parking and low maintenance gardens to the front of the house leading to the garage which has an electric roller door. The rear garden is enclosed and mainly laid to lawn with a patio and a garden shed.

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 Silver Street, turn left into Castle Street and continue through the Market Place. Continue into Dyer Street and at the traffic lights go straight ahead and take the first right into Beeches Road. Follow the road until the mini roundabout, take the first exit off into Upper Churnside. Take the second right into Golden Farm Road, and follow the road round. The property can be found on the right hand side opposite the turning to Kingshill.

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

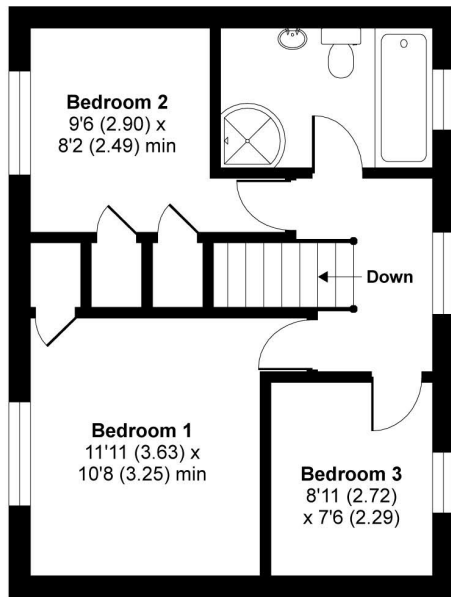
Cotswold District Council

Ref: CIR3957/MR/71029052



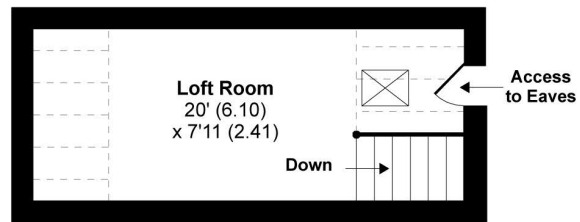
Golden Farm Road, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1508 SQ FT 140 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

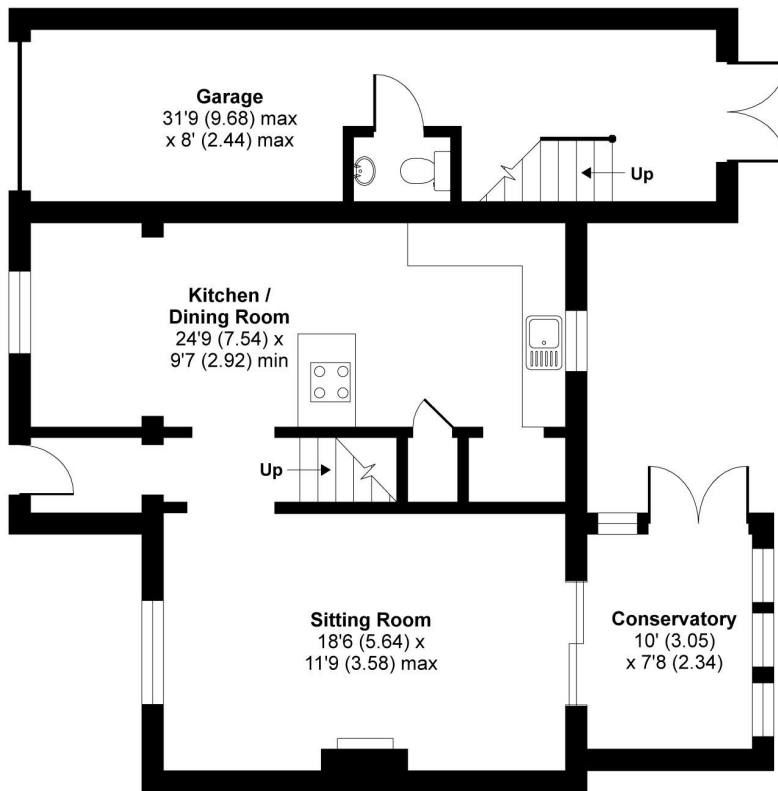


FIRST FLOOR 1

Denotes restricted head height



FIRST FLOOR 2



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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