

Chesterton Lane,
Cirencester, Gloucestershire, GL7 1XG



Hidden away detached house | Three double bedrooms

Beautiful double aspect sitting room with open fireplace | Kitchen with separate utility area and breakfast bar

Conservatory with views of the garden. Garage and driveway parking | EPC D

£400,000

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3 Bedrooms



1 Bathroom



2 Receptions

A beautifully presented two/three bedroom detached house, very nicely situated, set back from Chesterton Lane, near to local facilities and within easy reach of the town centre.

The property has been extended and now provides a comfortable and well balanced home. This is approached via a storm porch into an entrance porch, there is a reception hall, cloakroom, a well-proportioned sitting room has a stone fireplace and wood burner, there is a large conservatory/dining room, a very nicely fitted kitchen/breakfast room which has a built-in oven and gas hob, and there is a rear lobby with door to the garden and a useful third bedroom or office has its own separate front door, and is a light room with two roof windows and additional side windows.

At first floor level are two double bedrooms and a large bathroom has a bath and a separate shower.

The gardens are relatively small and designed for ease of maintenance and are very private and enclosed, and the property benefits from a single garage that is attached and gated driveway parking for several vehicles. In addition there is a gas fired central heating system and UPVC double-glazed windows.





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 right into Castle Street and follow the road round past Waitrose to the small roundabout. Go straight across to the large roundabout and take the third exit towards Tetbury. Follow this road and take the first turning on the left hand side signed Chesterton Lane, the property can be found on the left hand side just before Cranhams Lane.

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

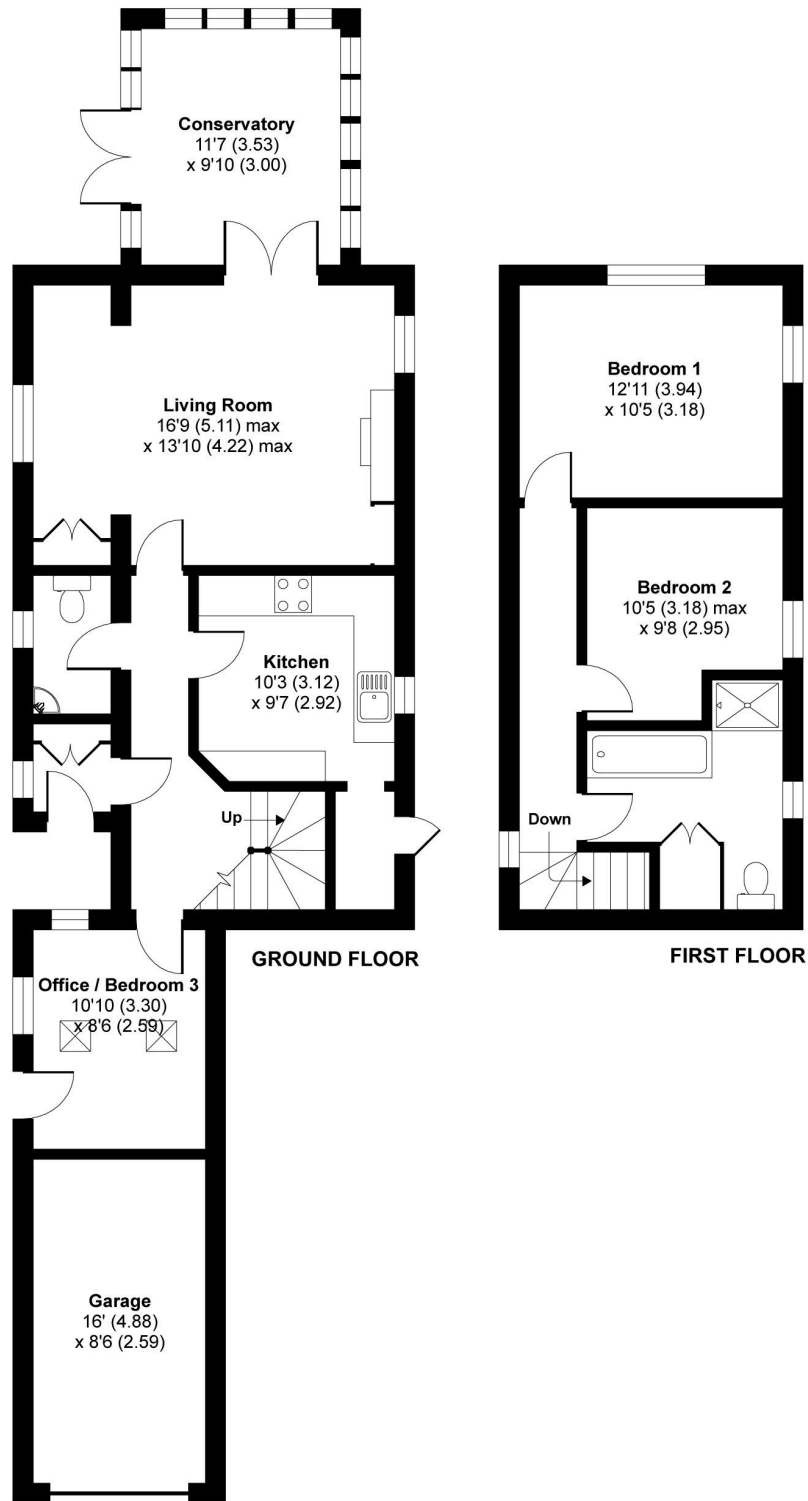
Cotswold District Council

Ref: CIR3960/MM/71029082



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APPROX. GROSS INTERNAL FLOOR AREA 1287 SQ FT 119.6 SQ METRES (INCLUDES GARAGE)



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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