

**Brewin Close,**  
Cirencester, GL7 1GY



Stone built end of terrace house | Three bedrooms  
Garage and driveway parking | Stunning contemporary garden  
Sitting room with French windows into the garden | EPC B

**£325,000**



# Brewin Close, Cirencester, GL7 1GY



3 Bedrooms



2 Bathrooms



1 Reception

A beautifully appointed end of terrace house, in a quiet cul-de-sac, built by Berkeley Homes.

Approached into the hallway from which there is a downstairs cloakroom, storage cupboard and coats cupboard. The kitchen is fully fitted with a range of base and wall units, integrated appliances to include fridge, freezer, dishwasher, washer/dryer, Bosch oven and microwave. There is space for a table and chairs. The sitting room is spacious with French doors into the garden.

Upstairs there are three bedrooms with the master having in-built wardrobes and an en-suite shower room. There is a family bathroom with a white suite.

Outside is a magical rear garden which has been designed to make the most of the space available in a contemporary and modern style. There is a single garage and off road parking.

## 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 into Castle Street and follow the road round to the left, staying in the right hand lane. At the mini roundabout go straight across, and take the first exit at the large roundabout. At the next roundabout take the second exit and continue to the next roundabout. At this roundabout take the second exit and follow the road round to the left. Take the second turning to the right and the first right into Buncombe Way. Continue and turn left into Brevin close where the property 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

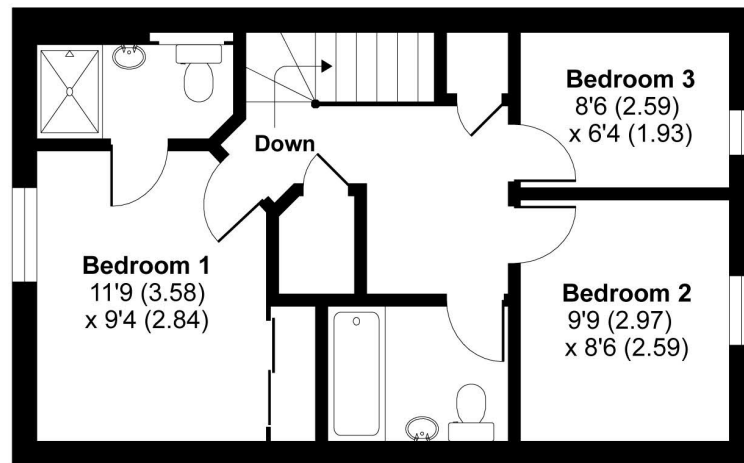
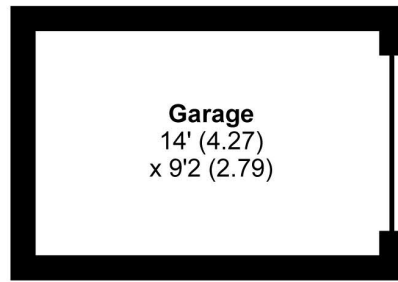
Cotswold District Council

Ref: CIR4036/MM/81022090

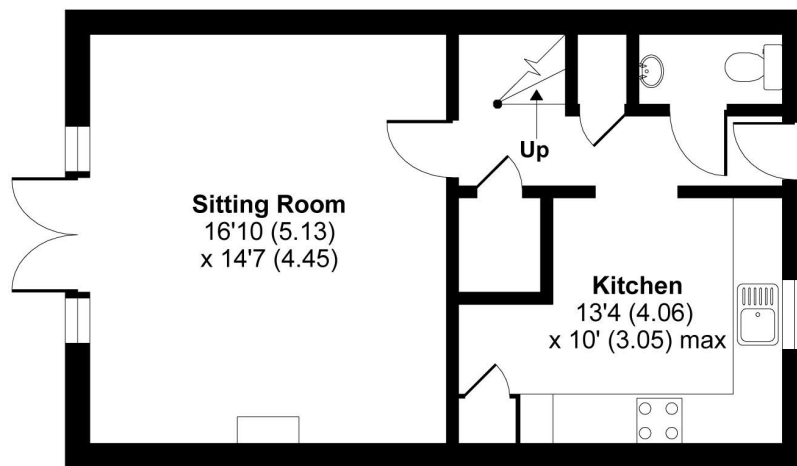


# Brewin Close, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1066 SQ FT 99 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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2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

[perrybishop.co.uk](http://perrybishop.co.uk)

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