



The Maples,
Cirencester, Gloucestershire, GL7 1TQ

Perry Bishop
and Chambers

the agent who keeps you informed

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£375,000

The Property

Very pleasantly situated within the favoured Maples area of Cirencester, this is a modern and spacious three bedroom detached bungalow.

Approached into an entrance hall, there is a spacious well-proportioned sitting/dining room with a pleasant aspect onto the rear garden. The property benefits from a UPVC conservatory with a glass roof and enjoys a superb aspect onto the private garden. There is a kitchen/breakfast room, an en-suite shower room to the master bedroom, two further bedrooms and bathroom.

There is a single detached garage and attractive gardens, screened with a mature beech hedge to the front and double width driveway parking. The rear garden is very private and enclosed and is well planted being predominantly laid to lawn.

In addition, the property has gas central heating and UVPC double-glazed windows and doors.

EPC: D

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 and independent specialist retailers, a weekly market and a twice monthly farmers' market. Just outside the town there is a weekly cattle market. There are also a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools, a sixth form college campus and the Royal Agricultural University. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre including a swimming pool and gym. There is a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket. The town also benefits from being on the edge of the ever popular Cotswold Water Park with all the activities that has to offer.

Directions

From our office in Silver Street, Cirencester turn right into Castle Street at the end keep left into Sheep Street crossing over the mini roundabout into Somerford Road. At the junction continue straight over, at the next mini roundabout turn right into Cranhams Lane, take the third turning left into The Maples and the property can be found halfway down on the right hand side.

Viewings

Strictly by appointment only – appointments to view should be made through our Cirencester Office – 01285 655355.

Local Authority

Cotswold District Council

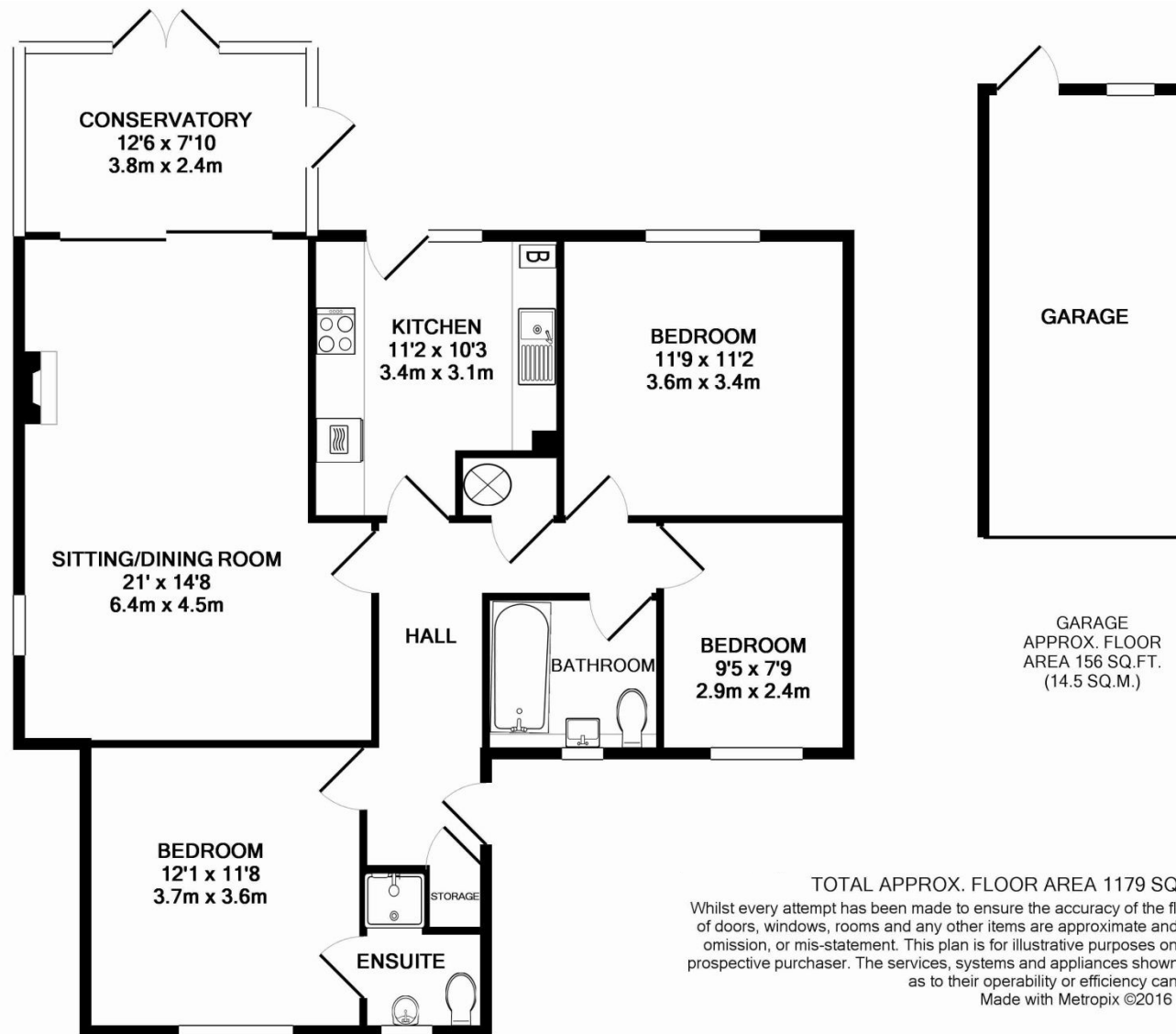
Services and Tenure

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.

Ref: CIR3682/MR/61028080







GROUND FLOOR
APPROX. FLOOR
AREA 1023 SQ.FT.
(95.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1179 SQ.FT. (109.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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