

Perry Bishop
and Chambers

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Robert Franklin Way, South Cerney, GL7 5UD



Detached chalet bungalow | Four bedrooms - two downstairs and two attic bedrooms
Dining room opening into kitchen | Generous garden
Double garage and parking | EPC E

£425,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Robert Franklin Way, South Cerney, GL7 5UD



4 Bedrooms



2 Bathrooms



2 Receptions

A well-proportioned four bedroom detached chalet style bungalow, located in the ever-popular village of South Cerney. The village is well-served with a wide range of amenities and facilities.

The bungalow offers flexible accommodation and is approached into an entrance hall. The sitting room has a picture window overlooking the rear garden and a stone-built fireplace with TV plinths to the side. The dining room has French doors leading to the rear and opens into the dual aspect kitchen where there are a range of base and wall units. The utility room has a part-glazed door leading to the side. There are two bedrooms to the ground floor, with the master having French doors leading to the rear garden. The downstairs bathroom has a white suite with a shower over the bath.

On the first floor the landing which has eaves storage space, leads to two bedrooms and a second bathroom.

Outside, there is a driveway to the front providing off-road parking. There is access to the rear garden, which is of a good size and offers a good degree of privacy, it is mainly laid to lawn with various well-stocked flower and shrub borders, a vegetable area, an enclosed gravel area with pergola and various soft fruit trees. There is a choice of patio areas, providing places to sit, relax and enjoy the garden.

Amenities

South Cerney is a popular village in the heart of the Cotswold Water Park. This area has become increasingly popular due to the large range of leisure activities that are on offer. It is a thriving community with many organisations including football, cricket, tennis and bowling.

The village has a range of local amenities including All Hallows Church, a community centre, a post office, general store and a brand new Co-op, Indian restaurant/takeaway, fish and chip shop, a GP surgery, a pharmacy, vets and a dental surgery.





There is a primary school with secondary schools available in nearby Cirencester. The village has three public houses all of which offer meals, there is also a good bus service to Swindon, Cirencester and Cheltenham; Kemble mainline railway station is just a few miles away. Transport links to the M4 and M5 are easily accessible via the A419.

Directions

From our office in Cirencester head towards Swindon on the A419 after the Kingshill Roundabout double back and take the first left signposted for South Cerney. Continue on this road into South Cerney for approximately 1.8 miles. At the junction turn left onto Station Road. Take the second left hand turn into Robert Franklin Way and the property will be found on your 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: CIR4273/MM/91021070

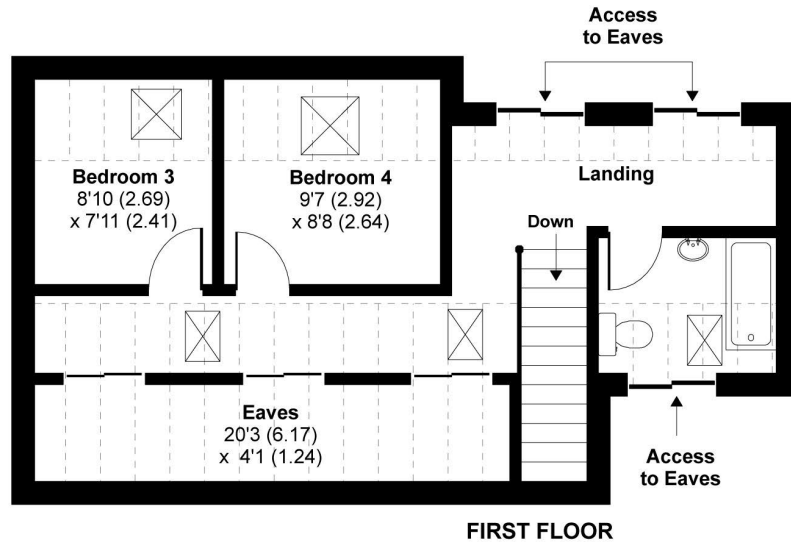


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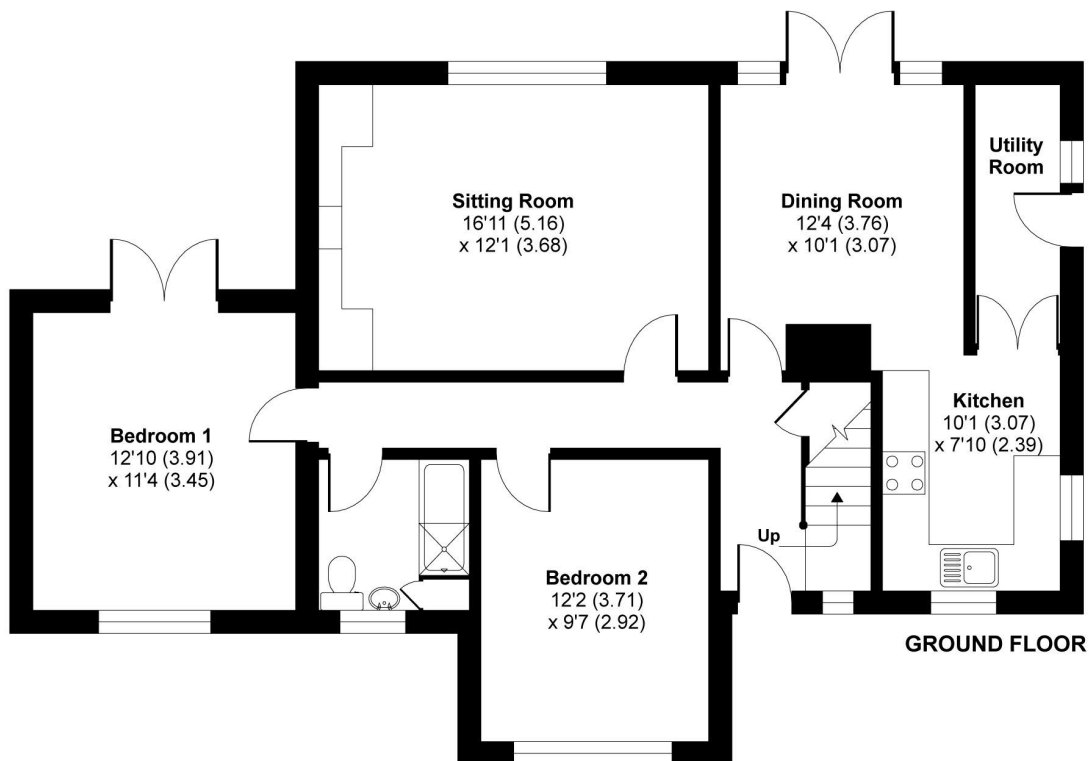
APPROX. GROSS INTERNAL FLOOR AREA 1145 SQ FT 106.3 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT)



Denotes restricted
head height



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