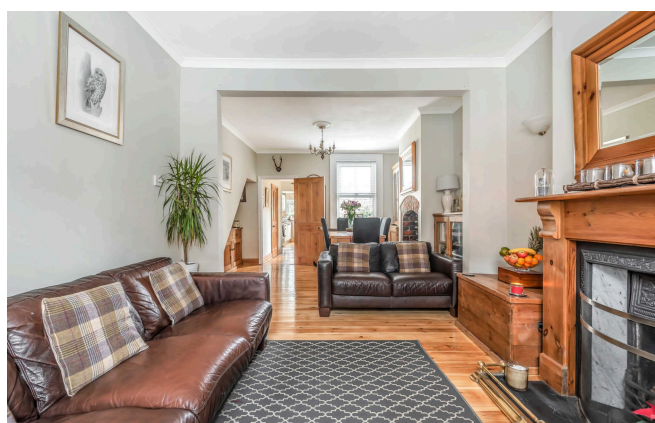


Perry Bishop
and Chambers

the agent who keeps you informed

Queen Street, Cirencester, GL7 1HB



End of terrace house | Three good size bedrooms
Open plan dining/sitting room | Off road parking to the side
Close to town centre | EPC D

£350,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Queen Street, Cirencester, GL7 1HB



3 Bedrooms



1 Bathroom



2 Receptions

This is a fine example of a period three bedroom end-of-terrace family home, sitting in a quiet cul-de-sac location and having the added benefit of driveway parking.

The property has been beautifully updated and offers well-proportioned light and airy accommodation over two floors.

It is approached into an entrance hall, there are stairs to the first floor. The open-plan living accommodation comprises of a sitting room with an open grate fire and window to the front. The dining area has a feature fireplace and window to the rear.

The inner hallway/boot room has a door to the garden and a door to the cloakroom. The hallway leads through to the kitchen, this has a generous range of wall and base units, with working surfaces over.

At first floor level the landing leads to three good size bedrooms and the family bathroom, with a separate shower

over the bath.

Outside, to the side of the property there is off-road parking, pedestrian access leads to the rear garden, that is well-enclosed and offers a good degree of privacy. It is predominantly laid to lawn with flower and shrub borders and a patio area, offering a place to sit and relax.

Amenities

The market town of Cirencester 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, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.





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

Directions

From our office in Cirencester turn left into the Market Place following through into Dyer Street, at the traffic lights turn right into Victoria Road. At the bottom of the road just as the road bends right, turn left in to Queen Street 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

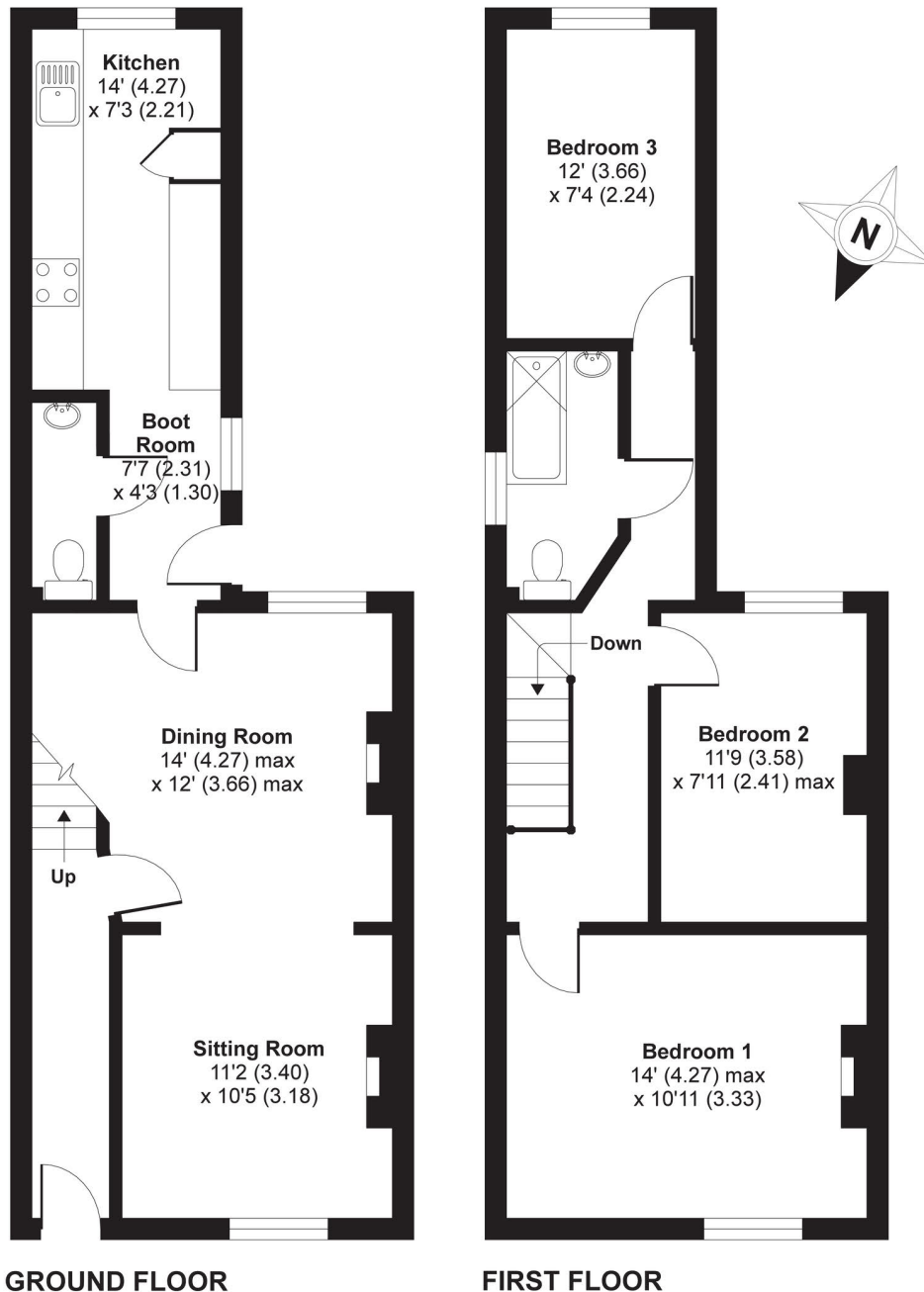
Cotswold District Council

Ref: CIR4461/91022181



Queen Street, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 990 SQ FT 92 SQ METRES



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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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property.

We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.