

Perry Bishop
and Chambers

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Thomas Street, Cirencester, GL7 2BA



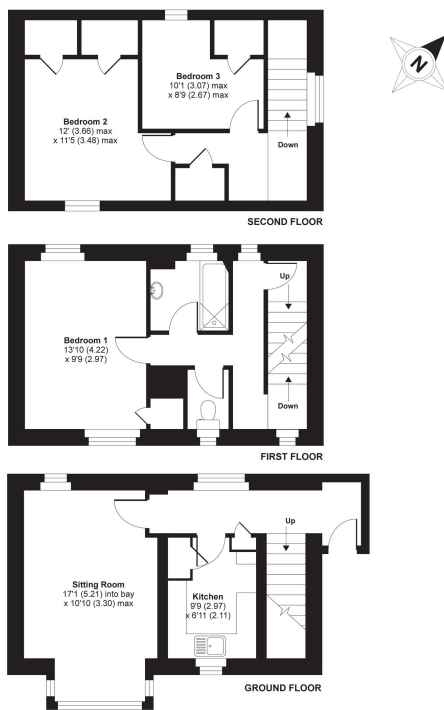
Semi-detached home | Three bedrooms
Enclosed garden | Scope to modernise
Town centre location | EPC F

£295,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury



Thomas Street, Cirencester, GL7
APPROX. GROSS INTERNAL FLOOR AREA 1009 SQ FT 93.7 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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3 Bedrooms 1 Bathroom 1 Reception

On one of Cirencester's most popular streets this three bedroom period home offers the new owners fantastic scope for improvement, currently in need of some updating.

Approached via an archway from Thomas Street a private gate takes you through to the property's door. Ground floor offers kitchen with rear aspect to the garden, living room with dual aspect including bay window to the rear. Three bedrooms are presented across to the first and second floor, with a family bathroom and separate w/c.

To the rear of the home an enclosed garden is laid to lawn with established planting.

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 go right along Silver Street, following into Park Street. Taking a right onto Thomas Street, with the property being found just before the end on the right hand side, accessed through an archway.

Services & Tenure

We believe the property is served by mains electricity, 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: CIR4454/91021172

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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.