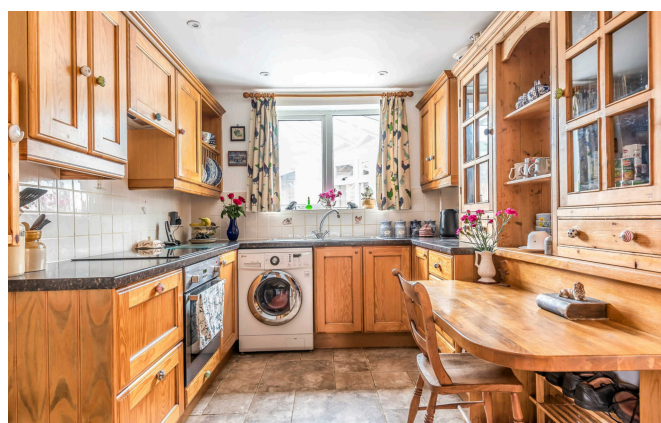


Perry Bishop
and Chambers

the agent who keeps you informed

The Lennards, South Cerney, GL7 5UX



Detached house with well balanced accommodation | Three bedrooms
Spacious dual aspect sitting room | Front garden with summer house
Garage, car port and driveway parking for several cars | EPC D

£350,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

The Lennards,

South Cerney, GL7 5UX



3 Bedrooms



1 Bathroom



2 Receptions

A beautifully presented three bedroom detached home in a sought after area of South Cerney with plenty of parking and a garage.

Approached into a good-sized hallway, with a downstairs cloakroom and a bespoke oak staircase rising to the first floor. The sitting room is dual aspect with sliding doors leading into the conservatory, which in turn has sliding double doors into the garden. The kitchen has a range of base and wall units and space for appliances, with an under stairs cupboard and a door to the outside of the property.

Upstairs there are two double bedrooms and a good-sized single bedroom. The family bathroom has a white suite with a bath and overhead shower and an airing cupboard.

Outside there is parking for several vehicles leading to a single garage and a carport. The front garden is fully enclosed with a summer house, which was erected with planning permission. The rear garden is fully enclosed with

access to the garage, sheds and a summer house, there is patio close to the house and lawned area.

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

Leave Cirencester town centre via the Market Square, at the lights go straight ahead and take the third turning at the roundabout. At the next roundabout take the second exit signposted Swindon, at the roundabout take the second exit and turn left immediately to South Cerney, follow this road and continue until the T-junction in the village, turning left at the end into Station Road, and first left again into The Lennards. Take the first turning right and the house can be found on the right hand side towards the end of the road.

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

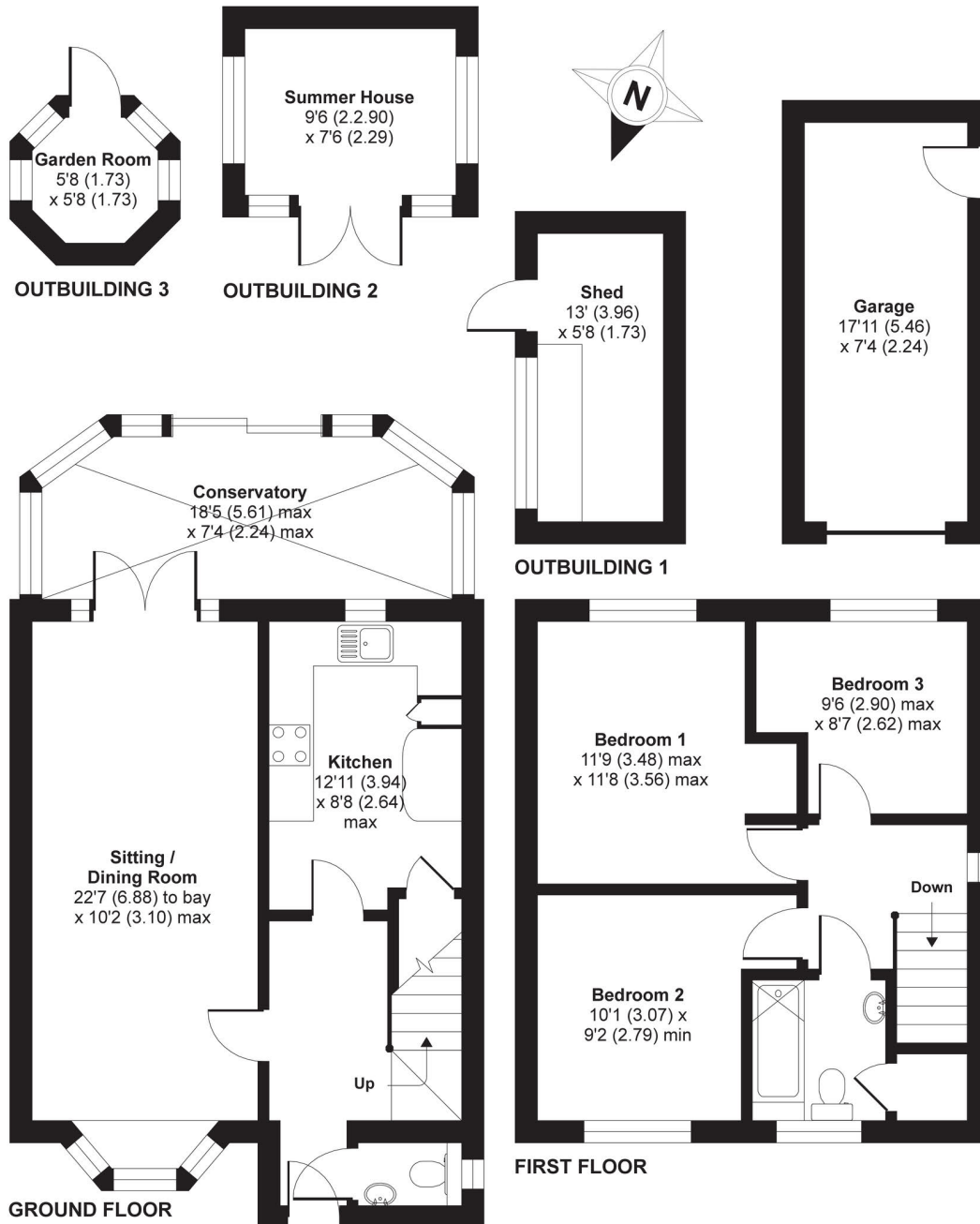
Cotswold District Council

Ref: Ref: CIR4318/MM/910223091



The Lennards, South Cerney, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1179 SQ FT 109.5 SQ METRES
(EXCLUDES OUTBUILDINGS & INCLUDES GARAGE)



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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