

Partridge Way,
Cirencester, GL7 1BQ



Extended semi-detached family home | Three bedrooms

Fabulous open plan kitchen/family room | Master bedroom with en-suite bathroom

Garage with ample driveway parking | EPC D

£300,000

Partridge Way, Cirencester, GL7 1BQ



3 Bedrooms



2 Bathrooms



1 Reception

Beautifully situated in a quiet cul-de-sac, this well presented semi-detached house has been extended to provide the sort of kitchen we all aspire to own.

Approached into a porch area with useful space to store shoes and coats, and leads into the sitting room, this room is large with stairs rising to the first floor. The kitchen has been extended to provide an aspirational kitchen/dining/ family room with a range of modern base and wall units, integrated appliances and room for further appliances. The kitchen currently accommodates a table and chairs, and has a useful breakfast bar. Double doors lead into the garden. Upstairs the master bedroom is dual aspect and has an en-suite bathroom; there is a further double bedroom and a single bedroom. There is a family shower room also on this floor.

Outside there is a single garage with driveway parking for several cars, the garden can be accessed by a gate at the side and is fully enclosed with a vegetable patch, a decked area and a patio close to the house.

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, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.





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

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

Directions

From our office in Cirencester follow through into Castle Street, follow the road round to the right, and then take the first left, follow this road into Thomas Street. At the T junction turn left and immediately right into Spitalgate. At the traffic lights turn right and at the roundabout take the first exit, turning immediately right onto the continuation of London Road and take a turning on the right hand side into Pheasant Way. Take the first turning on the right into Partridge Way and follow the road around and take the fourth turning on the right hand side and follow the road round to the right. The house can be found on the right hand side towards the end of the cul-de-sac.

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

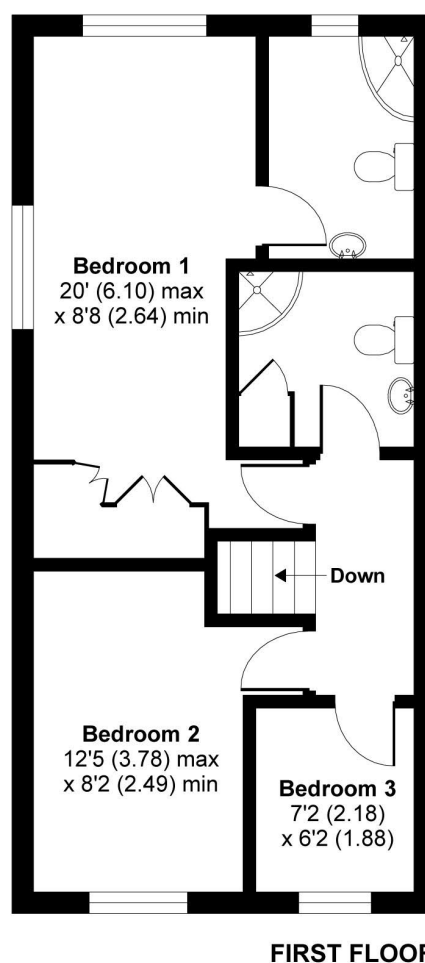
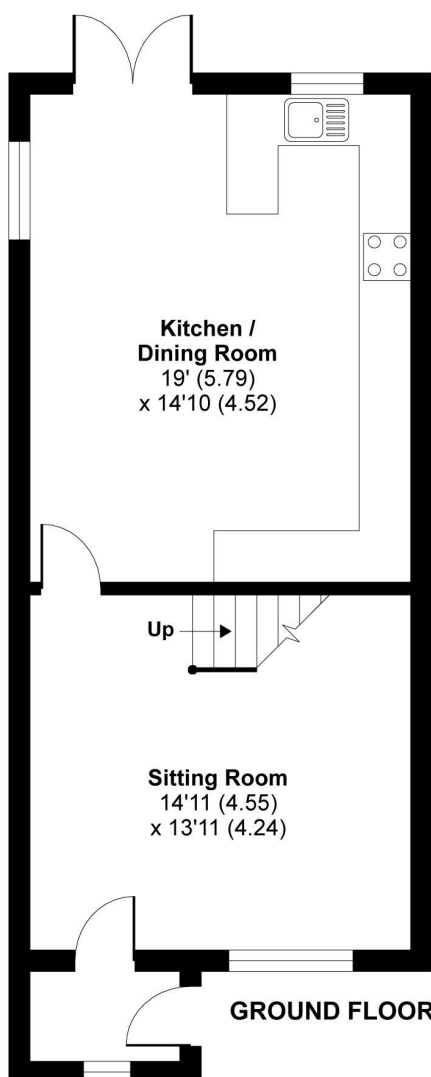
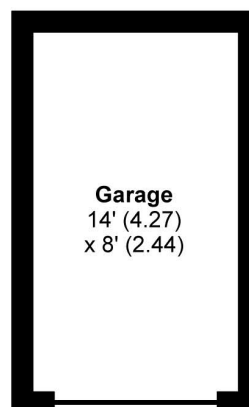
Cotswold District Council

Ref: CIR3977/MM/71021120



Partridge Way, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1125 SQ FT 104.5 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.

Copyright nichecom.co.uk 2017 Produced for Perry Bishop & Chambers REF : 228873

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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.