

**Perry Bishop**  
and Chambers

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## **The Woodbine,** Cirencester, GL7 1JE



Semi-detached family home | Three spacious bedrooms

Beautiful kitchen/diner with French windows into the garden | Sitting room with feature fireplace

No onward chain | EPC C

# **£340,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

# The Woodbine,

## Cirencester, GL7 1JE



3 Bedrooms



1 Bathroom



1 Reception

An attractive and deceptively spacious, semi-detached three bedroom house constructed approximately four years ago. Located in a quiet tucked away position, the property offers easy access to the centre of Cirencester and having the benefit of off road parking.

Its well-presented accommodation is arranged over three floors and in brief comprises a spacious entrance hall with an adjacent cloakroom, a sitting room to the rear aspect with a charming stone fireplace. An impressive fitted kitchen/breakfast room with limestone flooring with space for a table and chairs, has a range of built in units and integrated appliances and a good amount of storage.

On the first floor there are two double bedrooms each with fitted wardrobes and a family bathroom. Stairs lead from the landing to the second floor and a most impressive dual aspect master bedroom.

Additional benefits of this charming home include gas fired central heating, off road parking and an enclosed and private garden.







### 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 Silver Street turn right into Castle Street, and at the top bear left, keeping in the left hand lane. At the roundabout go straight over into Somerford Road. At the T Junction turn left into Chesterton Lane, The Woodbine is the third road 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

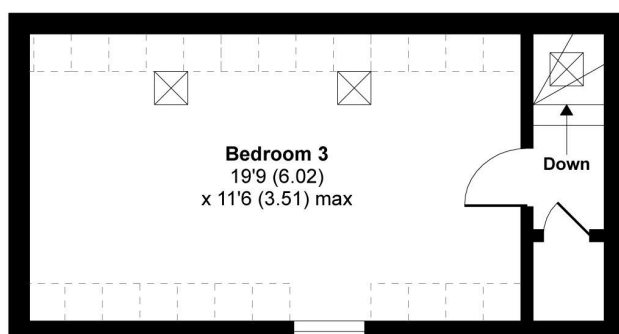
Cotswold District Council

Ref: CIR3983/MM/71021190

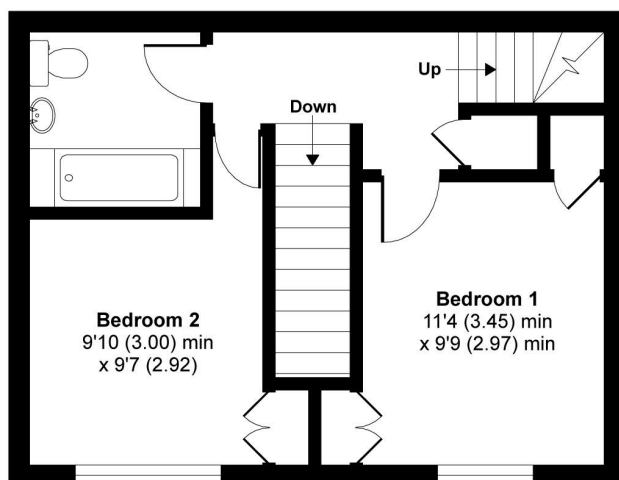


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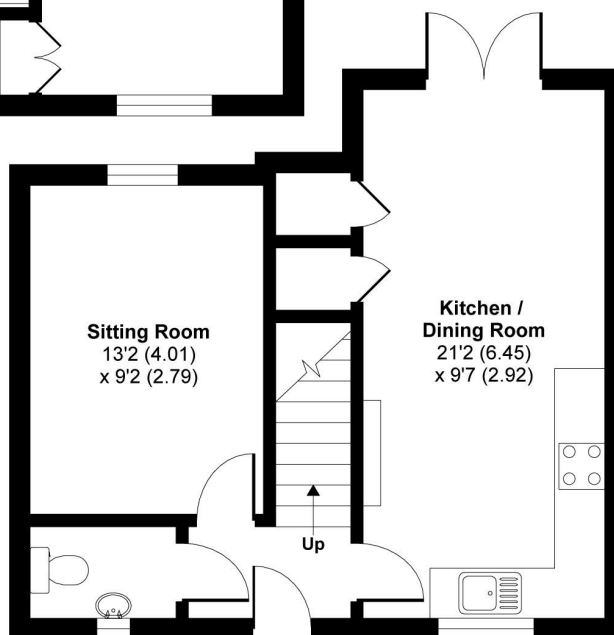
APPROX. GROSS INTERNAL FLOOR AREA 1045 SQ FT 97 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



SECOND FLOOR

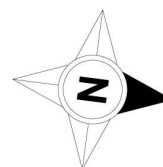


FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



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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