

## Elphick Road, Cirencester, Gloucestershire, GL7 2JT

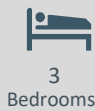


- Three bedroom end of terrace • Modern kitchen with dining area • Private landscaped rear garden • Single garage and off-road parking
- Ideal for first-time buyers and young families • Popular Stratton location close to amenities • EPC C

# Elphick Road,

Cirencester, Gloucestershire, GL7 2JT

## Key Features



## About the property

15 Elphick Road is an ideal first-time purchase or family home, offering well-presented accommodation, a private rear garden, garage and parking, all set within the popular Stratton area of Cirencester.

The accommodation is arranged over two floors and comprises an entrance porch, a comfortable sitting room and a modern kitchen/dining room on the ground floor, providing a sociable space for everyday family life and entertaining. Upstairs are three bedrooms, all served by a family bathroom.

Outside, the property enjoys a tucked-away position overlooking Stratton Primary School. The landscaped rear garden provides a safe and private space for children and pets to enjoy, while gated rear access leads to the garage and parking beyond.

## Amenities

Stratton is a much sought after area situated just to the north of Cirencester. It has a village like atmosphere and a real sense of community yet the property is within a mile and a half's walk from the centre of Cirencester.

Stratton offers a well renowned primary school, pubs, hotel and a shop with post office.

Cirencester itself is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Directions

Leave Cirencester town centre by Spitalgate Lane and at the traffic lights and junction turn left onto Abbey Way following into Gloucester Road. Take the second turning right into Overhill Road, at the top of this road bear round to the left and take the first left into Tinglesfield, and Elphick Road can be found on the right hand side. This leads to the rear of the property and garage, while a footpath leads down to the front of the property.

What 3 Words

**extent.costs.linked**

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

## Local Authority

Cotswold District Council

Council tax Band - C

## Our reference

CIR260281

5th June 2026

## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

## *what the owner said*

Incredibly quiet as not on or near to a road.

Garden is incredibly low maintenance and gets sun in evening, during the summer.





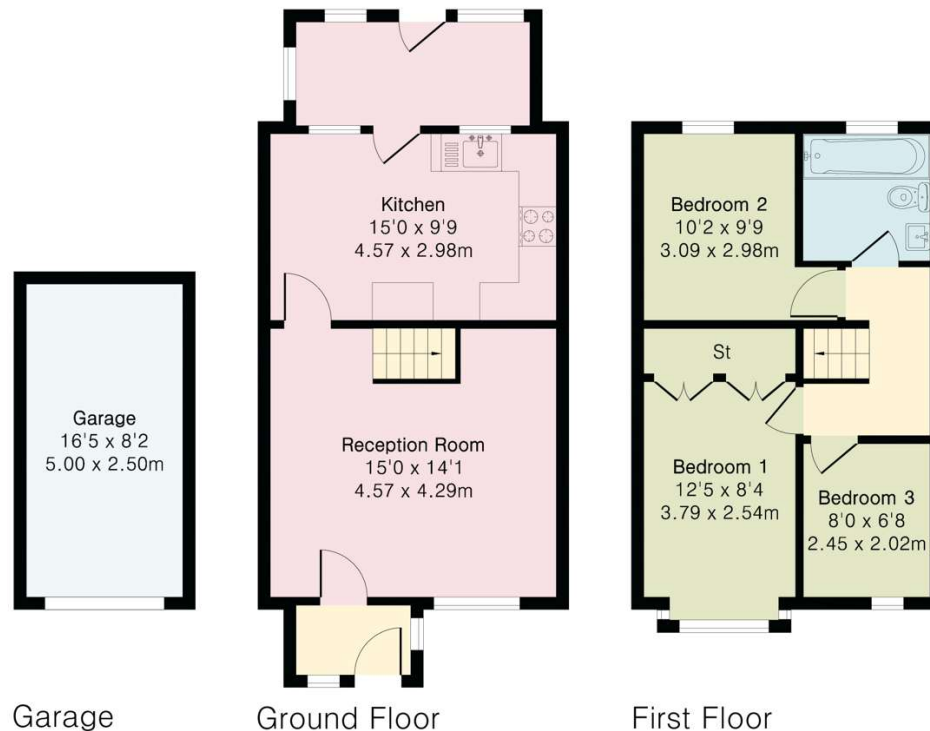


**Approximate Gross Internal Area 966 sq ft - 90 sq m  
(Including Garage)**

Ground Floor Area 460 sq ft – 43 sq m

First Floor Area 371 sq ft – 34 sq m

Garage Area 135 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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