



65 Partridge Way, Cirencester, Gloucestershire, GL7 1BH

£400,000

cj HOLE
est. 1867

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Freehold Three Bedrooms Semi Detached, Garden, Off Street Parking, Garage

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Cirencester Sales

1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158 | cirencester@cjhole.co.uk

A beautifully presented three bedroom semi detached home with garage, driveway parking and gardens offered to the market in immaculate condition throughout and set in a sought after location, making it an ideal purchase for families, professionals, or those seeking a property ready to move straight into.

Cirencester, known as the Capital of the Cotswolds and famous for its Roman history, has an abundance of cultural attractions including the Corinium Museum, Roman Amphitheatre and the Abbey. Cirencester Park is home to the Polo Club, one of the most historic clubs in the country, being founded in 1894.

The Market Place offers a choice of high street stores, independent retailers, cafes and restaurants. There is also the multi-award-winning Barn Theatre, Sundial Theatre and the Bathurst Estate and grounds.

The accommodation is well-proportioned and thoughtfully arranged, featuring a welcoming entrance hall, a bright and spacious living room, and a modern fitted kitchen/dining area providing an excellent space for both everyday living and entertaining. Upstairs, there are three well-sized bedrooms and a stylish family bathroom. Externally, the property continues to impress with a private enclosed rear garden, perfect for relaxing, outdoor dining, or family enjoyment. A garage provides valuable storage or secure parking, complemented by off-road driveway parking.

Situated within a popular residential location, this exceptional home combines contemporary presentation with practical living space, offering a fantastic opportunity for buyers seeking a quality home in a convenient setting.

Services

Mains electricity, gas, water and drainage.

Gas central heating and double glazing

Cotswold district Council

Tax band C £2255.81 for 26/27

I.D checks.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We do not receive any of the fee taken by Lifetime Legal



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