

Woodlands Road, Cirencester, Gloucestershire, GL7 1SP



- Three Bedrooms • Mid terraced • New kitchen • Driveway parking • Garden • Close to Cirencester's amenities • EPC C

Woodlands Road

Cirencester

Key Features



3
Bedrooms



1
Bathrooms



1
Receptions

About the property

Set back behind a mature hedge and generous gravel driveway, this well-maintained three-bedroom family home offers spacious accommodation, ample off-road parking and a generous rear garden. The current owners have thoughtfully modernised the property, including the installation of a new kitchen, creating a home that is ready to move straight into.

The accommodation begins with a welcoming entrance hall with a useful storage cupboard. The dual-aspect sitting room is flooded with natural light from a large window and French doors out into the garden.

The recently refitted kitchen has been finished in a contemporary style with a range of modern wall and base units, generous work surfaces and integrated appliances. A door leads through to a timber and block-built boot room with power and lighting, offering a versatile additional space.

The staircase rises to a mezzanine level where the family bathroom is fitted with a bath and shower over, wash hand basin and WC. On the first floor, the galleried landing benefits from a large front-facing window and loft access. There are three well-proportioned bedrooms, including a generous principal bedroom with an extensive range of fitted furniture, a second double bedroom with built-in storage and dresser, and a comfortable third bedroom.

A particular highlight of the property is the delightful rear garden, offering a high degree of privacy. Well established with mature trees, shrubs and planted borders, the garden features paved seating areas, a central lawn with pathway, together with a timber shed, workshop and additional store.

Amenities

The market town of Cirencester 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, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. The Barn Theatre offers a variety of entertainment of the highest quality. Cirencester boasts a community hospital, leisure centre, and a lovely outdoor swimming pool. There is a welcoming village pub a few minutes walk 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

From our office in Cirencester, turn right into Castle Street. Bear left into Sheep Street, keeping to the left hand side and going straight over the mini roundabout. Continue to the T-junction, turning right onto Chesterton Lane and take a turning on the left hand side into Bathurst Road. Continue to the end of the road, take a left and then the first right onto Woodlands Road, the property can be found on the left hand side.





What 3 Words
keyboard.inhale.unsightly

Services & Tenure

Tenure - Freehold
 Electricity - Mains Supply, Water – Mains Supply, Sewerage - Mains Supply,
 Heating - Gas

Local Authority

Cotswold District Council - Tax Band - B

Our reference

CIR260398/LJ030926

what the owner said

Easy access to A419

A lovely family home

Mainly young families in the area.

Walking distance to everything

- Town - 15 minutes

- Cirencester Park - 15 minutes

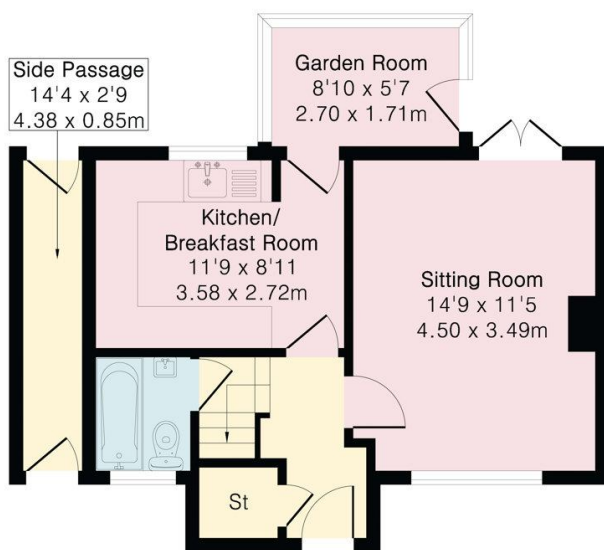
- Local Amenities - 5 minutes



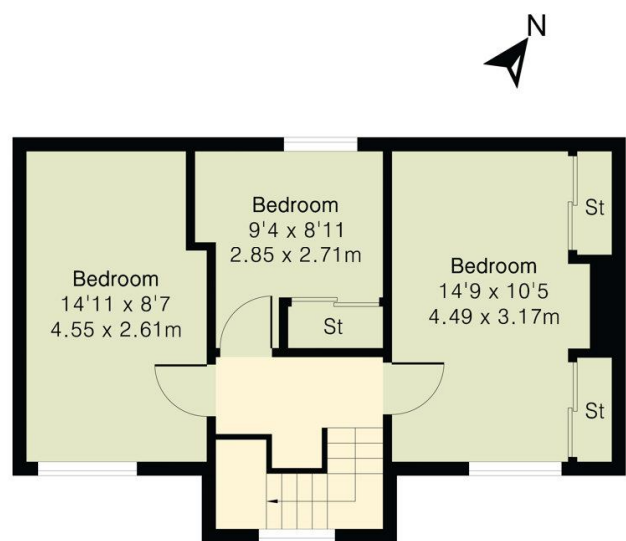
Approximate Gross Internal Area 912 sq ft - 85 sq m

Ground Floor Area 479 sq ft – 45 sq m

First Floor Area 433 sq ft – 40 sq m



Ground Floor



First Floor

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **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. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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