

## 21 Bingham Close, Cirencester, Gloucestershire, GL7 1HJ



- Three bedrooms • Fitted kitchen/ utility room • Dining room • Cloakroom • First floor sitting room
- En-suite shower room and separate bathroom • Private courtyard garden • EPC C

Guide Price  
£585,000

## 21 Bingham Close,

Cirencester, Gloucestershire, GL7 1HJ

### Key Features



3  
Bedrooms



2  
Bathrooms



2  
Receptions

### About the property

A well-proportioned three-bedroom town house, ideally positioned within the town centre and offering generous accommodation arranged over three floors. Benefiting from allocated parking, a private courtyard garden and being offered for sale with no onward chain, the property provides a convenient and versatile home within easy reach of local amenities.

The ground floor comprises an entrance hall, cloakroom and a practical kitchen/utility room, together with a separate dining room featuring French doors opening directly onto the private courtyard garden.

To the first floor is a particularly light and airy sitting room of generous proportions, alongside the principal bedroom which benefits from its own en-suite shower room.

The second floor provides two further generously sized bedrooms, together with the family bathroom.

Outside, the property enjoys a private enclosed courtyard garden, providing a pleasant and low-maintenance outdoor space, while allocated parking is also provided.

### Amenities

The historic market town of Cirencester, often referred to as the 'Capital of the Cotswolds', is ideally positioned for access to the M4, M5 and A40/M40. Kemble mainline railway station is within easy reach, providing direct services to London Paddington, while the town also benefits from excellent bus and coach connections.

Cirencester offers an excellent range of amenities, combining well-known high street stores with a variety of independent shops and a regular market. The town also boasts a superb selection of cafés, bistros, restaurants, wine bars and traditional public houses catering for all tastes.

Leisure and recreational facilities are plentiful, with a community hospital, leisure centre, theatres and the popular open-air swimming pool. A wide range of sporting opportunities can also be found locally, including golf, tennis, horse riding, football, rugby and cricket.

The town is well served by a selection of highly regarded primary and secondary schools, together with sixth-form provision, while a number of respected independent schools can be found throughout the surrounding area.

### 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 left and go over the traffic lights, into the Market Place and into Dyer Street. At the traffic lights turn right into Victoria Road. Take your next right into The Avenue and Bingham Close can be found on the right-hand side.

### What 3 Words - shocked.lots.plod

### Services & Tenure

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

### Local Authority

Cotswold District Council, Council tax Band - D

**Our reference** 170926SM

## what the owner said

The Bingham Close complex is situated close to the centre of Cirencester, the shops and other facilities. However, the Close is not a cut-through as there is a central gate separating the 2 ends of the Close.

The owners' parents lived in the property for c14 years and were very happy there before they moved into sheltered housing and the owners purchased the property from them.

The Close is quiet and there is a good sense of community, with neighbours helping one another and socialising with one another, whilst being mindful and respectful of each other's privacy.

The houses are very well built by Charles Church and well sound proofed.

21 Bingham Close also has a small garden and a good view of a substantial adjoining garden from the back. The property comes with a dedicated parking space opposite the property. Guests can park in the nearby public carpark.

The property has been let out since purchased, with the 2 sets of tenants being very happy living there. Both sets of tenants only moved because they were relocated by their work.





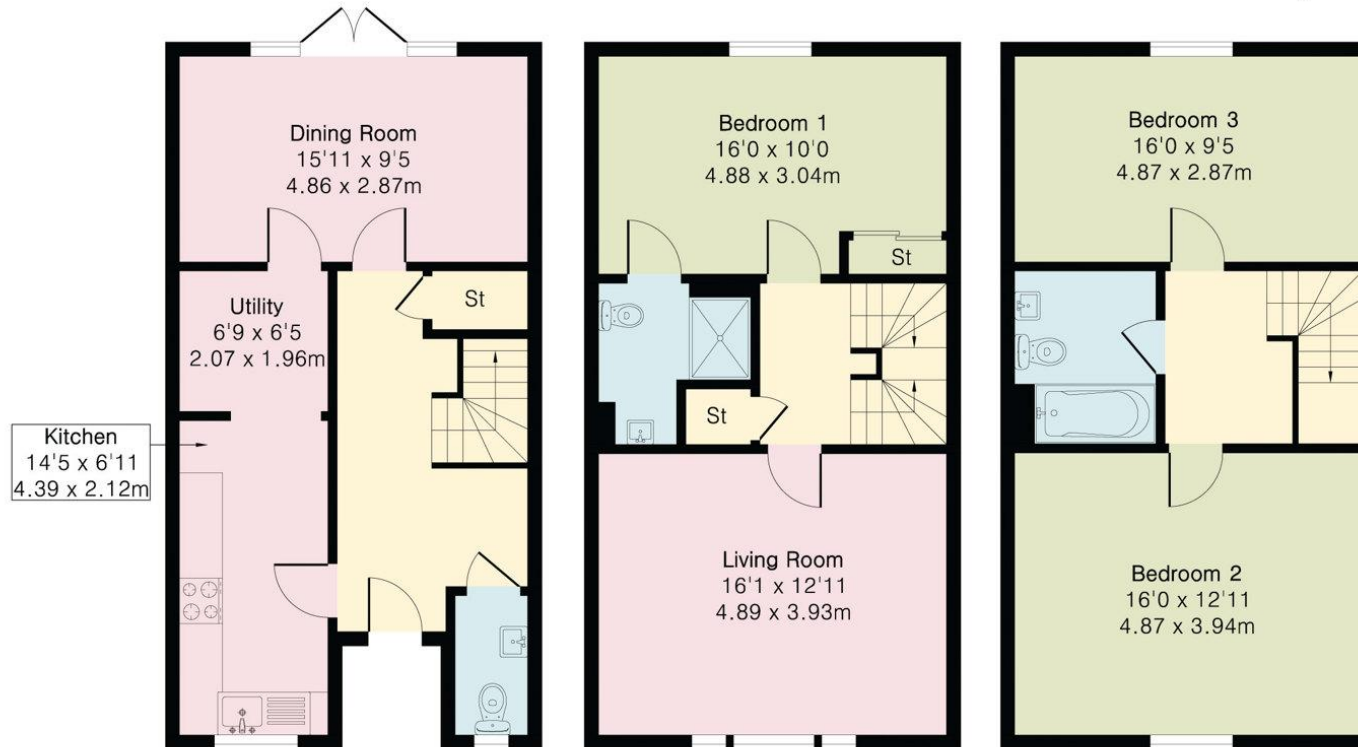


## Approximate Gross Internal Area 1460 sq ft - 136 sq m

Ground Floor Area 468 sq ft – 44 sq m

First Floor Area 496 sq ft – 46 sq m

Second Floor Area 496 sq ft – 46 sq m



Ground Floor

First Floor

Second Floor

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