



Chesterton Park, Cirencester  
Gloucestershire, GL7



*Beyond your expectations*



# A lovely bungalow in a sought after location in the town

Hamptons International

67-71 Castle Street, Cirencester, Glos, GL7 1QD

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

2 Bedrooms | Sitting Room | Dining Room | Kitchen Breakfast Room | Bathroom | Summer House | Garage | Driveway | Landscaped Garden | Sought after development | Walking distance to town centre | Nearby Amenities

## Guide Price £300,000 Freehold

### Description

Coming to the market for the first time since it was built is this immaculately presented two bedroom semi-detached bungalow that offers driveway & garage, landscaped low maintenance gardens, and situated in a highly sought after development in Cirencester. On entering the property there is an entrance hall with a fitted cupboard and a door leading to the spacious sitting room which has a light and airy feel, and offers a fire surround with remote controlled gas fire. From here a door leads to the rear hall which leads to a master bedroom with a range of fitted wardrobes, and a second bedroom which offers a sink/vanity unit and fitted wardrobe. Back to the rear hall access will be found to the spacious bathroom with bath and separate walk-in shower, and good sized dining room with arch through to a kitchen breakfast room which features a full complement of eye and base level fitted units and side door to the driveway and garage. Of further special note is the superb detached summer house that stands in the rear garden and makes an ideal retreat to sit back and enjoy a book or even some outside entertaining.

### Outside

To the front of the property is a block paved driveway which offers ample parking and leads to a single garage with electric door. There is a pretty front garden which features a central paved circular patio with stone chippings surrounding and planted borders lining the perimeter. An iron gate between the garage and property opens into the rear garden which offers an assortment of

paved, timber decked and gravelled areas. There is an area of raised beds near the summer house and all enclosed by a mixture of walling and timber fencing.

### Location

Chesterton Park is a sought after development on the southern side of Cirencester which is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds. It has a comprehensive range of shops, as well as excellent schooling, health care and professional services. There are main line rail services from Kemble about 4 miles (Paddington 1 hour and 20 minutes) and Swindon, about 16 miles (Paddington 58 minutes).

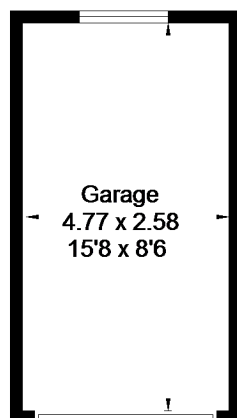
### Additional Information

From our office on Castle Street, proceed on to Sheep Street and continue straight over the mini roundabout with Waitrose on the right. Continue on this road (turning into Somerford Road) until the T Junction with Chesterton Lane. Take a right and follow this road, passing the parade of shops on the left until you reach Chesterton Park on the right. Proceed ahead and take the first turning on the right and the property will be found shortly on the left as indicated by the for sale board.

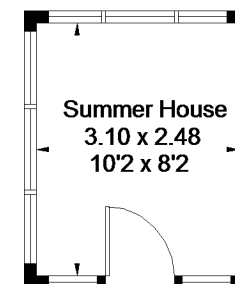
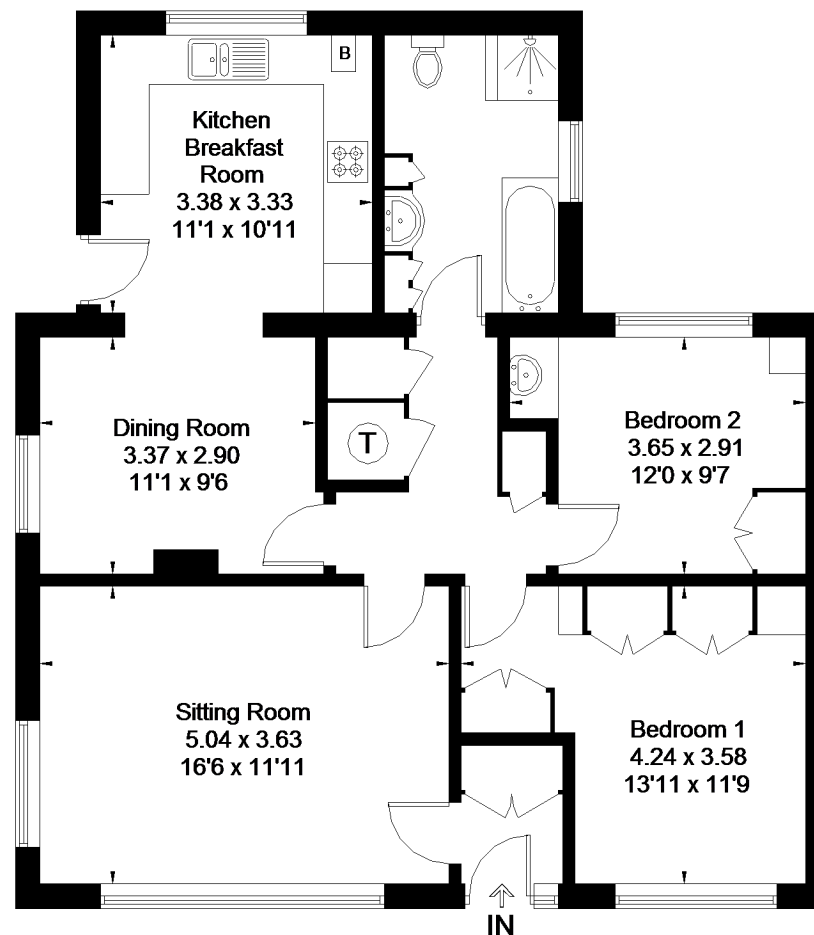


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area = 84.2 sq m / 906 sq ft  
Outbuildings = 19.8 sq m / 213 sq ft  
Total = 104.0 sq m / 1119 sq ft



**Outbuilding**  
(Not Shown In Actual  
Location / Orientation)



**Outbuilding**  
(Not Shown In Actual  
Location / Orientation)

Floorplanz © 2016  
0845 6344080 Ref: 1687/18  
This plan is for layout guidance only.  
Drawn in accordance with  
RICS guidelines. Not drawn to  
scale, unless stated. Windows &  
door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compass  
bearings before making any  
decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

