



## Golden Farm Road, Cirencester - GL7 1DQ

**£315,000** Freehold

**SOLD**

We are pleased to bring to the market this fabulous family home located in a sought-after area of Cirencester, close to several schools making it the perfect property for young families. We would urge early viewing as this property will not be on the market for long.

3 Bedrooms | Bathroom plus separate shower room | Built in wardrobes | Central heating | Close to schools | Conservatory | Driveway parking | Enclosed garden | Fitted Bathroom | Fitted Kitchen | Garage | Great Family Home | Viewing highly recommended |

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PROPERTY MADE PERSONAL

This 3-bedroom property briefly comprises of:-

Entrance hallway with stairs rising to the first floor.

Large reception/dining room with laminate flooring throughout with large window overlooking the front of the property and patio doors leading to the rear garden, a light and bright room with plenty of space for a growing family.

The kitchen is fitted with a range of wall and base units in a light wood effect with laminate work surfaces, stainless steel sink, range cooker with extractor above, space for washing machine and undercounter fridge and integrated dishwasher. The doorway off the kitchen leads into the conservatory with additional doors leading into the garage and the rear garden

The conservatory is a great addition and provides valuable extra space, a great place to enjoy summer evenings overlooking the garden.

To the first floor there are 3 bedrooms, the principal bedroom has the benefit of extensive built in wardrobes and is a great size double, this is currently being used by the vendor as a hobby room.

The second bedroom is also a good size double with built in airing cupboard.

The third bedroom is currently configured as an office/study and is a good size single.

The main bathroom is fitted with a white suite comprising of bath, WC and basin and pedestal, partially tiled walls and tiled flooring throughout.

An additional shower room with double shower tray and electric shower is a great bonus for this family home.

Externally there is ample driveway parking to the front for two cars. The rear garden is totally enclosed with a gated grassed area and additional gravel area adjacent to the property, the perfect secure space for children and a lovely area to enjoy summer al-fresco dining.

Fitted with a range of UPVC windows and heated by a gas central heating system, the boiler was replaced 3 years ago.

The single garage benefits from power and lighting. Many properties in this area have converted the garage into a further room providing the opportunity to easily add more space if required. This would be subject to local planning consents.



AMENITIES: -

Cirencester in Gloucestershire – known as the Capital of the Cotswolds. A beautiful market town with regular markets held on a Monday and a Friday that really do bring the town to life. Most Saturdays there are various markets including the local Farmers Market which is held on the 2nd and 4 Saturday of the month where you can find a fabulous selection of locally sourced produce.

Independent shops are abundant and in particular a visit to Black Jack Street is a must, an incredibly pretty street located at the back of the historic church which boasts various little shops including a chocolate shop, sweet shop, bakery, cafes, waffle shop and clothes shops. At one end of this lovely little street, you can find the Corinium Museum which has a wealth of information pertaining to the towns history.

Cirencester is also proud to be the home of the Barn Theatre. A wonderful bespoke Theatre which has various productions on throughout the year.

Cirencester has excellent schools and nurseries, sixth form college and is also home to the Royal Agricultural University.

For the active there are numerous sports facilities available within the town, Cirencester Leisure Centre and various gyms. Cirencester Park is open to the public for glorious walks and is also home to Cirencester Tennis and Cricket clubs. If you love golf Cirencester has a long-established golf course just a few minutes' drive away. Just outside Cirencester you can find the Water Park at South Cerney, providing excellent water sports from jet skiing, canoeing, paddle boarding the list is endless. There are also many fabulous walks around the lakes with various cafes providing a much-needed pit stop.

Located between Swindon and Gloucester Cirencester has great links to the M4 and M5.

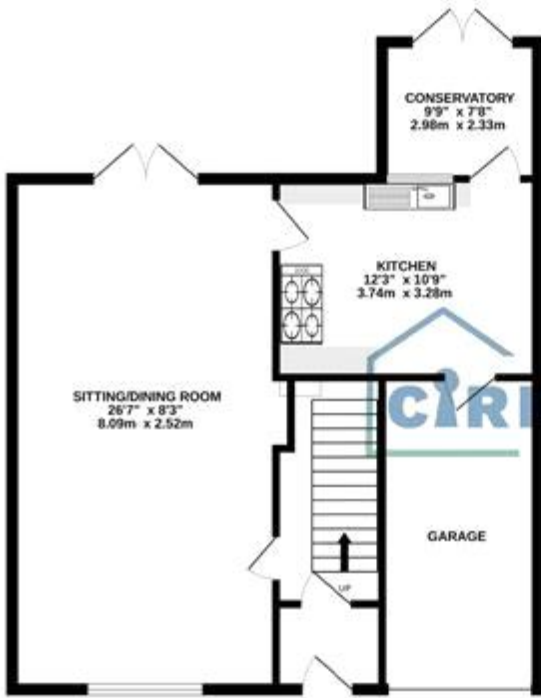
Kemble train station is just an 11-minute drive from Cirencester and is located on the Cheltenham-Swindon-London line providing great links to the Midlands, the North, the Southwest and London.

<https://cirencester.gov.uk/>

Tenure: Freehold



**GROUND FLOOR**  
715 sq.ft. (66.4 sq.m.) approx.

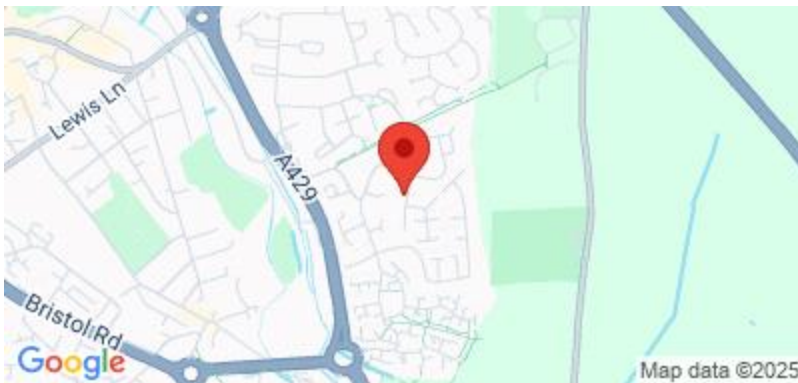


**1ST FLOOR**  
677 sq.ft. (62.9 sq.m.) approx.



**TOTAL FLOOR AREA: 1391 sq.ft. (129.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.