



33 The Waterloo
Cirencester, Gloucestershire

A well-presented detached bungalow close to the town centre as well as the Abbey Gardens

A highly desirable three bedroom detached bungalow situated in the heart of Cirencester, offering a private and enclosed wrap around garden, off road parking, a detached garage with well maintained gardens.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE



1,633 SQ FT



FREEHOLD



TOWN



GARDENS



**GUIDE PRICE:
£700,000**

The property

This impressive three-bedroom detached bungalow is situated in a prime central location in Cirencester, offering a rare opportunity to acquire a spacious, well-maintained home. The property benefits from both a garage and ample driveway parking. It is set within beautifully secluded gardens, providing an exceptional level of privacy, and is moments from the heart of the vibrant market town, with its charming Abbey Grounds nearby.

The accommodation is light-filled and inviting. Upon entering, a welcoming porch leads into the main hallway, which includes a large storage cupboard and access to a convenient shower room/cloakroom. The generously sized living room features a coal-effect

gas fire and double patio doors that open into the garden. This room seamlessly flows into the adjoining dining room, which also has patio doors opening out to the garden, creating an ideal space for entertaining. The kitchen is fitted with a comprehensive range of wall and base units, complemented by integrated appliances and ample work surfaces. There is also a separate utility room with access to a large rear porch, which leads directly to the garden.

An inner hallway leads to three spacious double bedrooms, each featuring built-in wardrobes for added storage. The family bathroom is well-equipped with both a separate shower and a bath for maximum convenience.





Outside

The gardens surrounding the property are a standout feature, providing a peaceful retreat with a high level of privacy. The driveway offers plenty of parking space and leads to the detached single garage. The gardens are primarily laid to lawn and feature attractive flower and shrub borders. A private patio area offers a perfect spot to relax or entertain guests.

Cirencester, often referred to as the 'Capital of the Cotswolds', is a vibrant and historic market town offering a range of amenities, including high street shops, independent retailers, and a weekly market.

The town is home to numerous cafés, bistros, wine bars, and pubs catering to a variety of tastes. There are also excellent leisure facilities, including a leisure centre, outdoor swimming pool, and opportunities for golf, tennis, and other sports nearby. The town is well-connected with easy access to major road networks, including the M4, M5, and M40/A40, as well as a mainline train station at Kemble. There are a range of highly regarded schools in the area, both state and independent, along with a sixth form college campus.



Distances

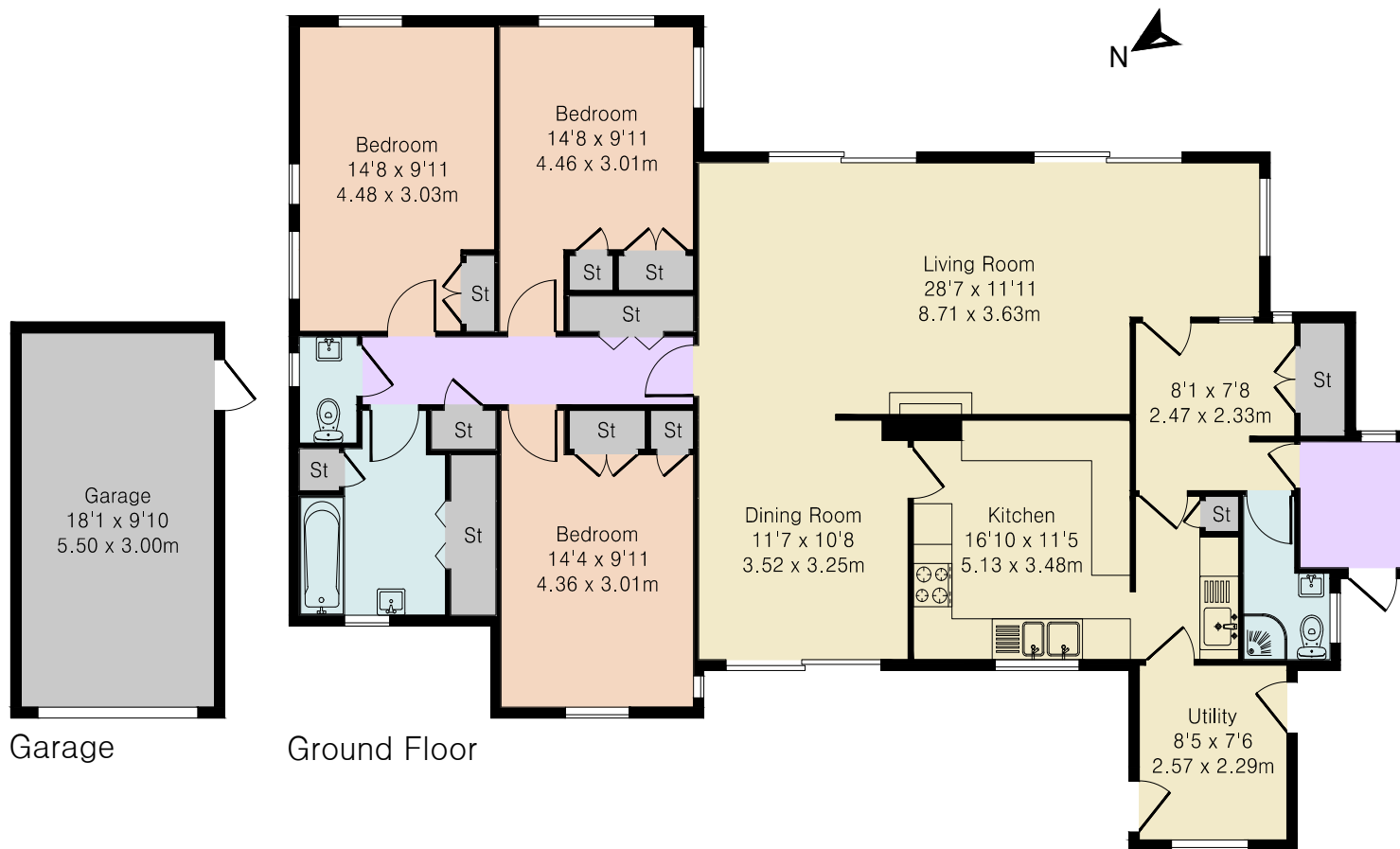
- Cirencester High Street 0.1 miles
- Tetbury 11 miles
- Swindon 18 miles
- Malmesbury 13 miles
- Bath 35 miles
- Bristol 41 miles

Nearby Stations

- Kemble 4.5 miles







Floorplans

Total internal area 1,633 sq ft (152 sq m)
Ground floor internal area 1,455 sq ft (135 sq m)
Garage area 178 sq ft (17 sq m)
 For identification purposes only.

General

Postcode: GL7 2PZ

What3Words ///ruby.finally.helped

Local Authority: Cotswolds District Council.

Services: Mains gas, water and drainage. Solar panels.

Council Tax: Band E

Tenure: Freehold

EPC Rating: Band D

Mobile and Broadband Checker: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Rights of Way: There are no right of way affecting 33 The Waterloo.

Cirencester

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