

36 Gardner Way, Cirencester, GL7 1ZA



Welcome to 36 Gardner Way in the picturesque Pembroke Park | Cirencester! This charming Three-Bedroom semi-detached home, known as The Ashurst, is a gem waiting to be discovered. Close to local schools and walking distance to town.

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Key Features



3

Bedrooms



2

Bathrooms



1

Receptions

Description

Built in recent years by David Wilson Homes, this property boasts a modern design with a touch of traditional elegance, finished in beautiful Cotswold stone.

Upon entering, you are greeted by a welcoming entrance hallway with plenty of space for coats, jackets and shoes etc. The open-plan kitchen diner is a focal point of the house, which is perfect for entertaining guests or relaxing with your family. Providing a warm and inviting space for cooking and dining together. There is a cloakroom just inside the hallway, and the flooring is finished in Karndean.

With three cosy bedrooms and two well-appointed bathrooms, this home offers comfort and convenience for the whole family.

Located in a sought-after area, this property combines the tranquillity of Pembroke Park with the convenience of being close to local amenities. Don't miss the opportunity to make this lovely house your new home in Cirencester.

Ground floor

The entrance hallway gives access to the cloakroom, kitchen and stairs to the first floor.

The kitchen base & wall units extend to both sides with integrated appliances such as; electric oven, gas hob, overhead extractor hood, fridge/freezer, dishwasher and washing machine. Storage is provided by a cupboard under the stairs, there is a window to the front and a window to the side.

Karndean flooring runs through the hallway and kitchen/diner.

The sitting room is to the rear of the property with French doors opening out on to the patio.

First floor

Bedroom one has ample space for wardrobes and bedroom furniture, adjacent is the ensuite which is fitted with a shower, w/c, hand basin and towel warmer. There is a window and the flooring is finished in Karndean. There are two further bedrooms, a family bathroom and airing cupboard on the landing.

Front garden

Pretty and enclosed by a black wrought iron fence, with a path to the front door and shrubbery.

Rear garden

Larger than average and extending beyond the rear of the garage and to the side. With a patio area outside the sitting room, and enclosed by a timber boundary fence.

Garage & driveway

The garage is a plus size single, slightly wider and longer than standard single. Accessed by an up and over door to the front and a side personnel door to the rear garden. Power sockets and lighting are installed. The driveway is finished in tarmac and provides parking for 2 small cars.

Essentials

This property benefits from gas fired central heating with traditional radiators. The external doors and windows are manufactured in painted engineered timber and fully double glazed. EPC Rating: B

Tenure

Freehold

Council Tax

Cotswold District Council - PO Box 9, Council Offices, Trinity Road, Cirencester, GL7 1PY - 01285 623 000 : Valuation Band: D - 2023/24 - £2142.58

Area

Pembroke Park is a new development of properties built by David Wilson Homes, situated just off the London/Lechlade Road. Built with many local natural products such as Cotswold stone. The green areas and park are maintained by an outsourced landscape and maintenance company called Pinnacle. There is an annual charge per property of approx. £200.

Viewings

Please provide as much notice as possible when arranging your viewing. Weekend and evening viewings are also available giving reasonable notice through the Vendor's Agent - Adkins Property in Cirencester - We look forward to hearing from you soon.

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Agents notes

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc. Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

Compliance

Please note that accordance with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by our vendor.

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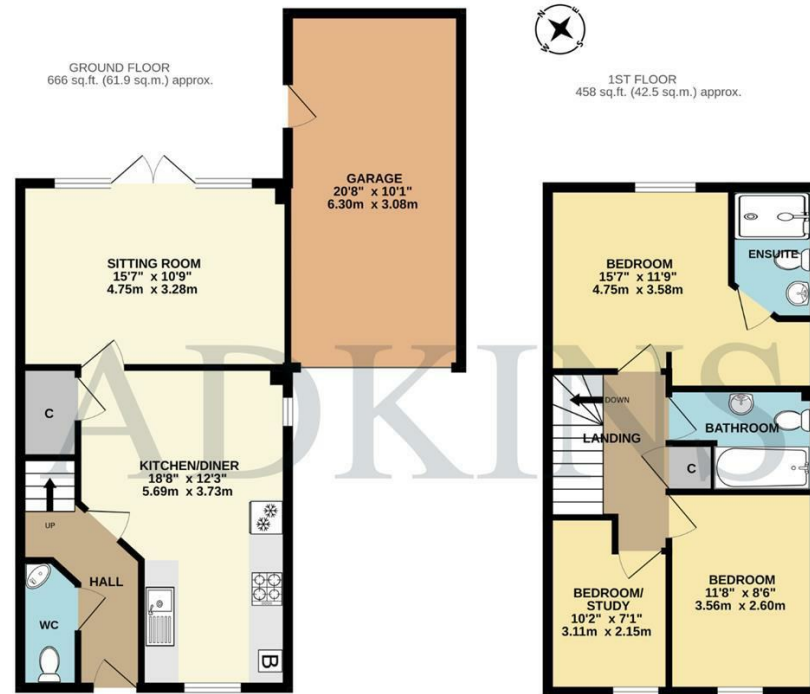






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Floor Area: sq ft



GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.

TOTAL FLOOR AREA: 1124 sq.ft. (104.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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