



2 Matthews Walk, Cirencester, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 1HL or call the office at any time for detailed directions from your location.

SUMMARY

Exceptionally well presented, three bedroom home, situated in the heart of this sought after development combining easy access to the amenities of this popular town, as well as the nearby countryside. The property has been much improved throughout and combines spacious accommodation with beautifully landscaped gardens, and parking.

PROPERTY

This exceptionally well presented property is accessed from the front into the entrance hall with stairs leading to the first floor and useful storage cupboard below. Turning to the left is the dual aspect living room with double doors leading out to the landscaped gardens. To the right is the spacious kitchen/dining room which combines a well fitted kitchen with a range of storage and high spec appliances, along with plenty of space for a dining table. The ground floor is completed by a useful cloakroom with wc, and wash hand basin.

The first floor landing provides access to the three good size bedrooms, and family bathroom with suite comprising bath, wc, and wash hand basin. The master bedroom benefits from built in wardrobes and ensuite shower room.

GARDENS

The property sits on a good size plot with allocated parking for two cars.

The front and side garden are enclosed by a Cotswold stone wall with gated path leading to the front door. It is mainly laid to gravel with mature shrub planting.

The rear garden has also been landscaped with ease of maintenance in mind and is enclosed by a mixture of fencing and a red brick wall with gated access to the rear. There are areas of patio and artificial lawn with mature shrubs.

LOCATION

The property is situated in the heart of this sought after development. It combines easy access to local amenities and the nearby countryside, whilst still remaining convenient for the further facilities offered by this popular town, and the nearby road and rail network.

VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

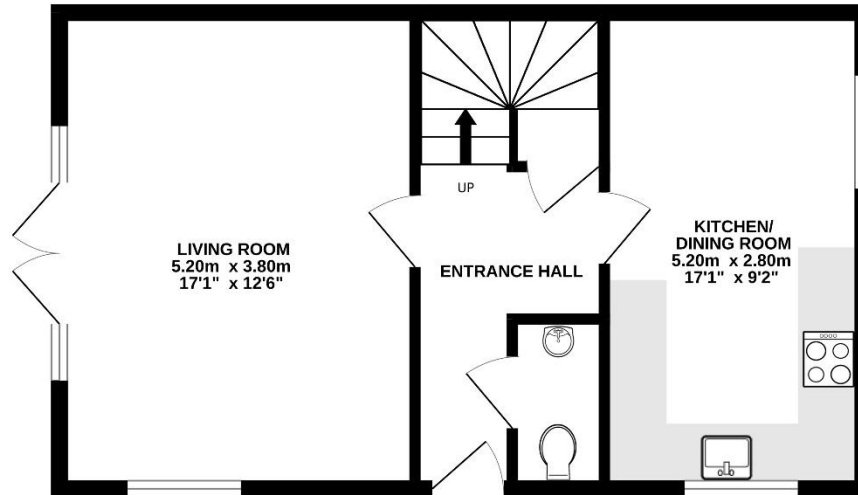
MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

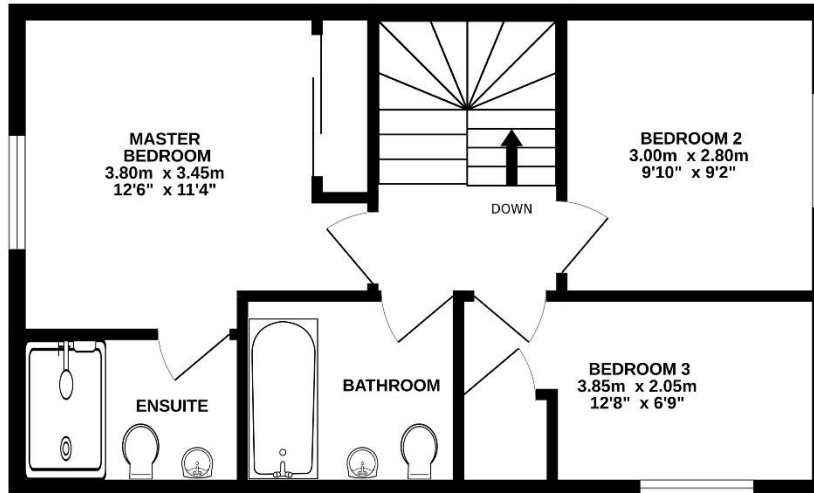
AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

GROUND FLOOR



1ST FLOOR



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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