



Parkland Square, Cirencester, Gloucestershire.

Offers in Excess of £250,000

33 Parkland Square,  
Cirencester, Gloucestershire.

**Directions**

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

**Summary**

A fantastic opportunity to secure a generous three-bedroom home in this established Chesterton setting, offering excellent space inside and out with scope to update and add value. With a large kitchen/breakfast room, spacious living room, downstairs cloakroom and useful loft space, this is a home that works now while offering exciting potential to make your own.

**Step inside**

A welcoming entrance hall sets the tone, with stairs to the first floor and a handy downstairs cloakroom. The living room is a great size, offering plenty of space to relax and unwind. To the right of the hall, the kitchen/breakfast room is impressively proportioned with room for dining, good storage and direct access out to the garden.

Upstairs, there are three good size bedrooms, all served by a family bathroom with both bath and separate shower. A boarded loft space, accessed via ladder, provides excellent additional storage and has previously been used as a home office or hobby room.

**Step outside**

The property enjoys a generous frontage with a lawned garden and gated pathway leading to the front door, enclosed by mature hedging for a good degree of privacy.

To the rear, the garden is enclosed and practical, with gated access and space to enjoy or enhance. A useful side garden area is ideal for storage or day-to-day essentials, while driveway parking adds further convenience.

**Area insight**

Chesterton is a well-established and popular part of Cirencester, offering a strong sense of community alongside everyday amenities close by. The town centre is easily accessible, providing a wide range of shops, cafes and services, while excellent transport links make this a well-connected and convenient place to call home.

**Viewing**

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

**Additional services**

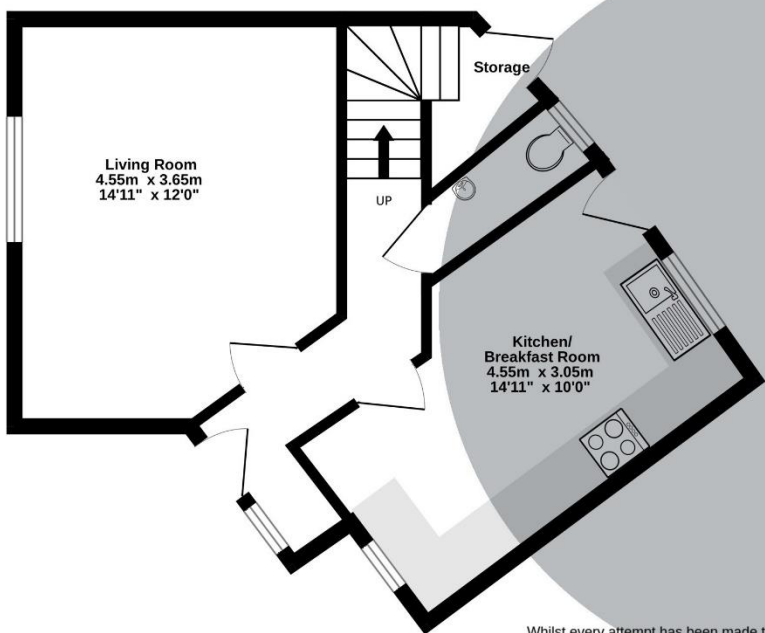
As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

**Agents Note**

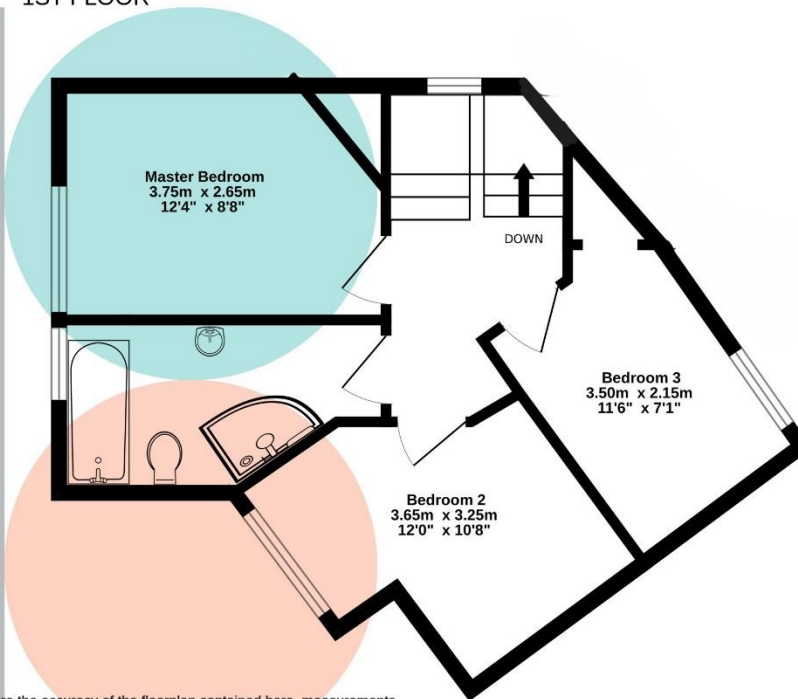
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



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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