





23 Lavender Lane, Cirencester, Gloucestershire.

Directions

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

Summary

A home with more space than you might expect, set towards the end of a quiet no-through lane in an established residential area with green space around it. Extended to the rear and offered with no onward chain, this three bedroom home has a generous kitchen/dining room, large living room, useful additional ground floor room, courtyard garden and easy access to the amenities of the town.

Step inside

The property opens into a welcoming entrance hall, with stairs rising to the first floor, a useful storage cupboard and a cloakroom with WC and wash hand basin.

To the left is the kitchen/dining room, a good size space with a range of storage and appliance space, as well as plenty of room for a dining table. It is a practical everyday room and gives the ground floor a really usable feel.

To the rear of the property is the living room, a large and comfortable space with a feature fireplace creating a focal point. Between the kitchen/dining room and living room is an additional ground floor room, currently used for storage, but with clear potential to work as a utility, home office, hobby room or general overflow space depending on need.

Upstairs, the first floor offers three good size bedrooms and a family bathroom, fitted with a bath, separate shower, WC and wash hand basin.

Step outside

To the front, a path leads to the front door, with plentiful street parking available for local residents.

To the rear is an enclosed courtyard garden, bordered by a low wall and with gated access. It is an easy to manage outside space, while the surrounding public green areas help give the setting a more open feel than you might expect.

Area insight

The property is positioned towards the end of a quiet no-through lane in an established residential area, with open green spaces close by and a practical setting for day-to-day life.

It is well placed for access to the centre of the town and the range of amenities on offer, including shops, schools, leisure facilities, cafes, pubs and local services. The location also works well for those needing access to surrounding towns and road links, making it a sensible choice for buyers wanting convenience, green space and a quieter residential position.

Viewing

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

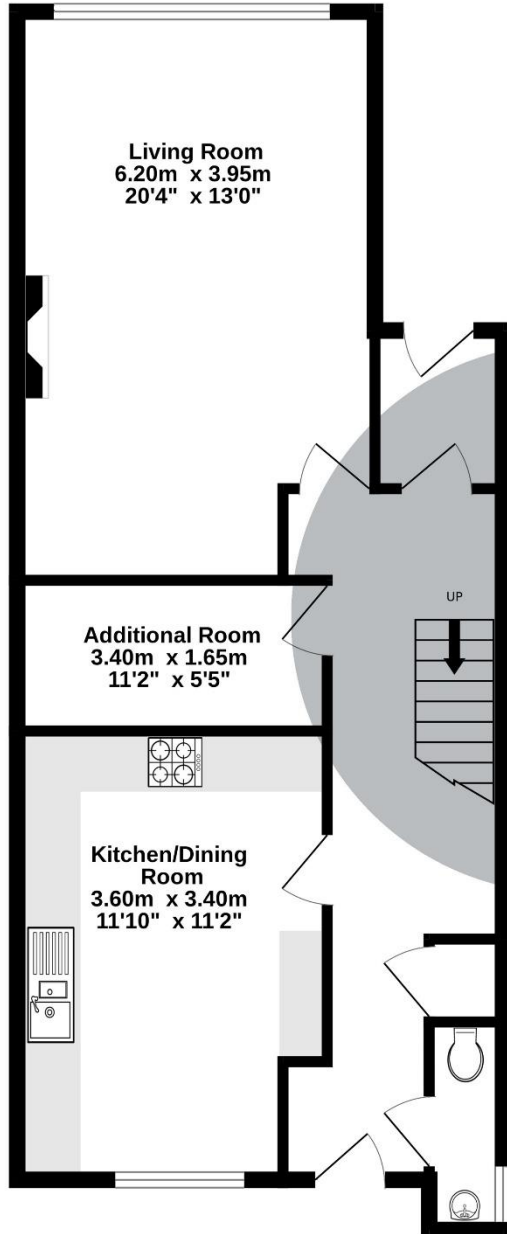
Additional services

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



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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1ST FLOOR

