

# 23 BINGHAM CLOSE

The Avenue, Cirencester, Gloucestershire



MOORE ALLEN  
& INNOCENT

## 23 BINGHAM CLOSE £ 1,475 PCM

### The Avenue, Cirencester, GL7 1HJ

A very well presented three double bedroom modern style property set within a wonderfully secluded and highly desirable private development situated just off 'The Avenue' close to the heart of town.

#### Accommodation

Available for a long let if desired, the neutrally decorated townhouse offers large amounts of flexible accommodation laid out over three floors including to the ground floor a lovely, light, open plan kitchen / family room with an excellent range of storage and appliances as well as access to the secluded courtyard garden at the rear of the property.

Also on the ground floor is a large reception hallway, a useful downstairs cloakroom and an ancillary reception room originally created from a conversion of the former garage and providing a useful study space /family room or perhaps a bedroom four?

To the first floor is the master bedroom with an ensuite shower room, alongside a very attractive and generously proportioned sitting room.

The second floor provides two further bedrooms – both of double proportions and serviced by a well-appointed family bathroom with a fitted shower over bath.

The property is heated via a gas fired central heating system and fully double glazed for comfort and energy efficiency.

Externally the property further benefits from an enclosed courtyard garden to the rear which is a lovely space to relax and designed with ease of maintenance in mind. In addition, there is a secluded nearby communal green space for the sole use of residents of the development.

A nearby allocated garage is a useful optional extra if required and the landlord will also consider the refitting of the ground floor reception room as a garage if further parking space is required.

A particularly fine example of a modern three-bedroom townhouse positioned within one of Cirencester's most popular locations, properties in this development are rarely available to rent and we would therefore urge an early viewing to avoid disappointment.

[mooreallen.co.uk](http://mooreallen.co.uk)



## Close to Home

Bingham Close is a secluded private development situated just off The Avenue, an attractive tree lined road centrally located near to the very heart of Cirencester and within walking distance of the Market Place and the many facilities that the town has to offer.

Cirencester itself is a beautiful market town (often referred to as the Capital of the Cotswolds) with a deep rooted history dating all the way back to the Romans. With Cheltenham and Swindon both close at hand for commuting, Cirencester has remained a popular town with its excellent range of shops, galleries, bars and restaurants.

The Close is within walking distance of a number of local amenities including cafes and restaurants such as local favourites, Made by

Bob, Cote Brasserie, Pizza Express and Jesse's Bistro as well as clothes shops from a range of national and independent retailers.

There are Waitrose, M&S Food and Tesco supermarkets within walking distance along with a good selection of smaller convenience stores where you can pick up everything you need for day-to-day provisions. A number of craft markets and antique fairs take place throughout the year as well as a weekly street market and regular farmers market.

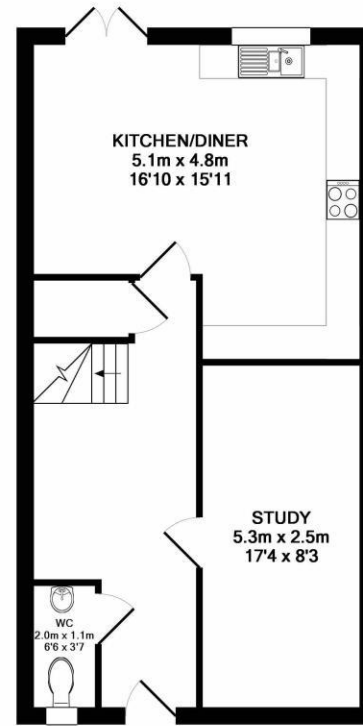
Within a short drive or cycle ride is the Cotswold Water Park with its many water-based sport and leisure activities as well as a large number of equestrian opportunities and nature walks. Closer to home there is also the beautiful Abbey Grounds and Cirencester

Park, a natural expanse of tranquillity just a short walk from the bustling town centre.

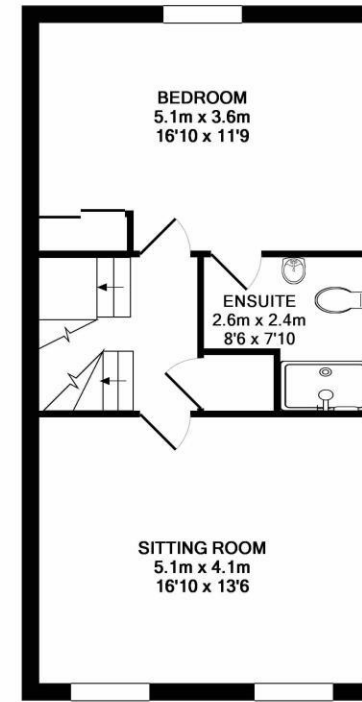
This rich tapestry of typically English countryside is part of Britain's largest designated area of outstanding natural beauty, with a spectacular landscape laced with a labyrinth of walkways, bridle paths and hidden treasures, perfect for gentle weekend rambles and fabulous days of exploring for the whole family.

Stroll through the parkland and ancient woodland of one of England's most beautiful estates, or wander around Abbey Grounds, home to beautiful trees, stunning greenery, a serene lake and even a bandstand which hosts performances during the summer months.

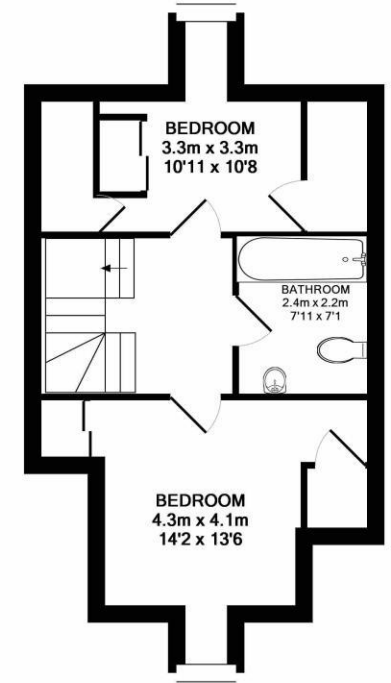




GROUND FLOOR  
APPROX. FLOOR  
AREA 52.0 SQ.M.  
(559 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 51.8 SQ.M.  
(558 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 38.3 SQ.M.  
(412 SQ.FT.)

TOTAL APPROX. FLOOR AREA 142.1 SQ.M. (1530 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Services

We understand that mains water, telephone and electricity are connected. Gas fired central heating and hot water system.

**Council Tax - Band E**

**EPC – Band C-78**

**Viewings** are strictly by appointment via the sole Agent:

**Moore Allen & Innocent**

**Cirencester office – 01285 648 118**



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### DISCLAIMER

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