
59 Berry Hill Crescent, Cirencester, Gloucestershire, GL7 2HF

Guide Price: £525,000



- Detached bungalow
- No onward chain
- Excellent opportunity for modernisation
- Two double bedrooms
- Shower room
- Attached single garage

Offered with no onward chain, this detached two-bedroom bungalow occupies a popular Cirencester location and presents an excellent opportunity for modernisation and improvement. Benefiting from spacious accommodation, driveway parking, garage and established gardens, the property offers superb potential to create a wonderful home tailored to individual requirements.

A Detached Bungalow Offering Excellent Potential – No Onward Chain



Occupying a pleasant position within this well-established residential area on the edge of Cirencester, this detached two-bedroom bungalow presents an exciting opportunity for buyers seeking a property to modernise and personalise to their own tastes. Offered to the market with no onward chain, the property enjoys generous gardens, driveway parking and an attached garage, whilst providing well-proportioned accommodation extending to approximately 1,063 sq.ft. including the garage. Extension opportunity subject to planning.

The accommodation is arranged around a central entrance hall and comprises a spacious sitting room overlooking the front garden, a fitted kitchen with adjoining pantry and useful utility room, and a separate dining room providing excellent entertaining space. Two double bedrooms are served by a modernised shower room, whilst a number of built-in storage cupboards further enhance the practicality of the layout.

Although now requiring a programme of updating and modernisation, the property offers tremendous scope for improvement and, subject to any necessary consents, potential reconfiguration to suit modern living requirements.

Externally, the property is approached via a gravel driveway providing off-road parking and leading to the attached single garage. The front garden is predominantly laid to lawn with established beds, mature shrubs and attractive stone walling, creating an appealing frontage and a high degree of kerb appeal. The rear garden offers further enhancement potential for landscaping and enjoyment with open fields to the rear

Berry Hill Crescent is a popular and established residential location, conveniently positioned for access to Cirencester's excellent range of amenities, including independent shops, supermarkets, cafés, leisure facilities and highly regarded schools. The town also benefits from excellent road links to Cheltenham, Swindon and the wider Cotswolds.

Services: We understand that all mains services are connected to the property. Council Tax Band 'D' 2026/27 charges £2537.78 EPC – E (48) Local Authority: Cotswold District Council. Tenure: Freehold. Offered with vacant possession upon completion. Broadband & Mobile: Signal checker via www.ofcom.org.uk



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Moore Allen & Innocent LLP trading as Moore Allen & Innocent
Registered office: Castle Street, Cirencester, GL71QD.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		