



## **Bathurst Bathurst road, Cirencester, GL7 1SA** **Asking Price £219,950**

A superb opportunity to purchase a two bedroom first floor maisonette located in an established position within Cirencester town. In recent years, the building has been converted to two luxury maisonettes, both of which have allocated parking. We are marketing the first floor maisonette which has benefited from a superb cosmetic remodel by the present vendor in recent years to now present an interesting and attractive home. An outstanding benefit for the property is the use of a fully enclosed pretty rear garden, with raised decking and established pergola, this area boasts a sunny aspect all of the day. To the front of the building there is also allocated parking a must on the edge of the town centre. We urge early viewing of this spacious and appealing living space located on the edge of Cirencester town close to a good range of facilities and within walking distance of the town centre and Cirencester Park. Call the vendors sole agent to view !



# Bathurst Bathurst road, Cirencester, GL7 1SA

## Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

## Amenities

Bathurst Road is in a much sought-after location due to its proximity to the town centre which is within walking distance.. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.'

## Outside

An outstanding benefit for the property is the use of a fully enclosed pretty rear garden, with raised decking and established pergola, this area boasts a sunny aspect all of the day

## Parking

There is parking to the front of the building for one vehicle.

## Tenure

Leasehold - 125 Year Lease Signed in 2007.

## Viewing

Through the vendors sole agent Cain & Fuller

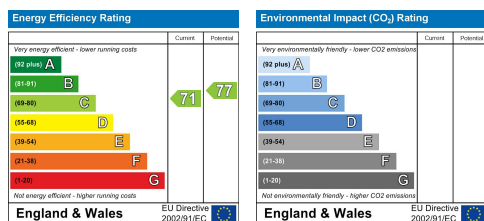
## Council Tax

Band B

## Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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