



3 Empire Villas Ashton Road, Siddington, Cirencester, GL7 6HB
Asking Price £345,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

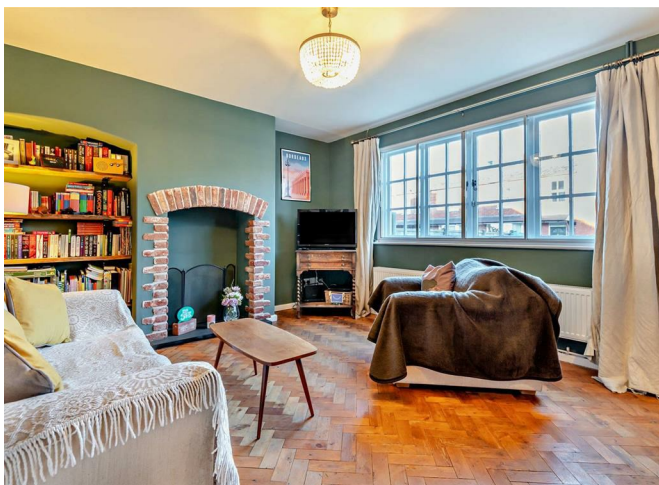
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Cain & Fuller

Number Three Empire Villas offers prospective purchasers a unique opportunity to acquire a well proportioned two bedroom cottage located in a thriving village to the south of Cirencester town with a variety of local amenities and facilities including well supported primary school, renowned public house, post office/village stores and a selection of local clubs and associations in the village community. The cottage benefits from an attractive range of period features including stripped and bloc wooden floors, period fireplaces, individually fitted kitchen/diner with good open storage and good range of work surfaces which open onto a generous dining area. To the rear elevation there is also a useful utilities section with door to the rear garden a practical downstairs cloakroom. To the first floor there are two large double bedrooms and a high specification bathroom free standing bath and separate shower enclosure (some residents in the terrace have converted the upstairs space into three bedrooms subject to building regulation). Externally there are good sized gardens to front and rear of the cottage, the rear garden benefits from a sunny open aspect to the rear with views over open farmland. We urge early viewing through Cain & Fuller in Cirencester.

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Siddington

Siddington is a thriving community south of Cirencester. There is something for everyone – clubs to join, as well as a wonderful pub and an active church. Siddington is one of the few villages lucky enough to have a shop, Post Office and well supported primary school, a village ready to meet all your needs. The whole village turns out for our big events, from summer fetes to carol singing, and from the annual Grow and Show to quiz nights in the Village Hall. Ideally situated for the business commuter with good access to all main road networks in the south west and a mainline rail link to London Paddington in the neighbouring village of Kemble a daily commuter service.

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.

Outside

To the front of the cottage the garden is laid to lawn with gravelled pathway leading to the entrance door. Both of the neighbours have dropped their kerb at the front of the cottage to provide off road parking, at present there is unrestricted parking available in Ashton road and the common around the corner.

The rear garden boasts a secluded and open aspect onto the farmland fields to the rear which is also the south westerly sunny aspect. The garden is laid to lawn with patio area to the rear of the cottage which is partially covered ideal for outside dining in between seasons.

Tenure

Freehold

Council tax

Band b

Parking

Both of the neighbours have dropped their kerb at the front of the cottage to provide off road parking, at present there is unrestricted parking available in Ashton road and the common around the corner.

Viewing

Through Cain & Fuller in Cirencester

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.

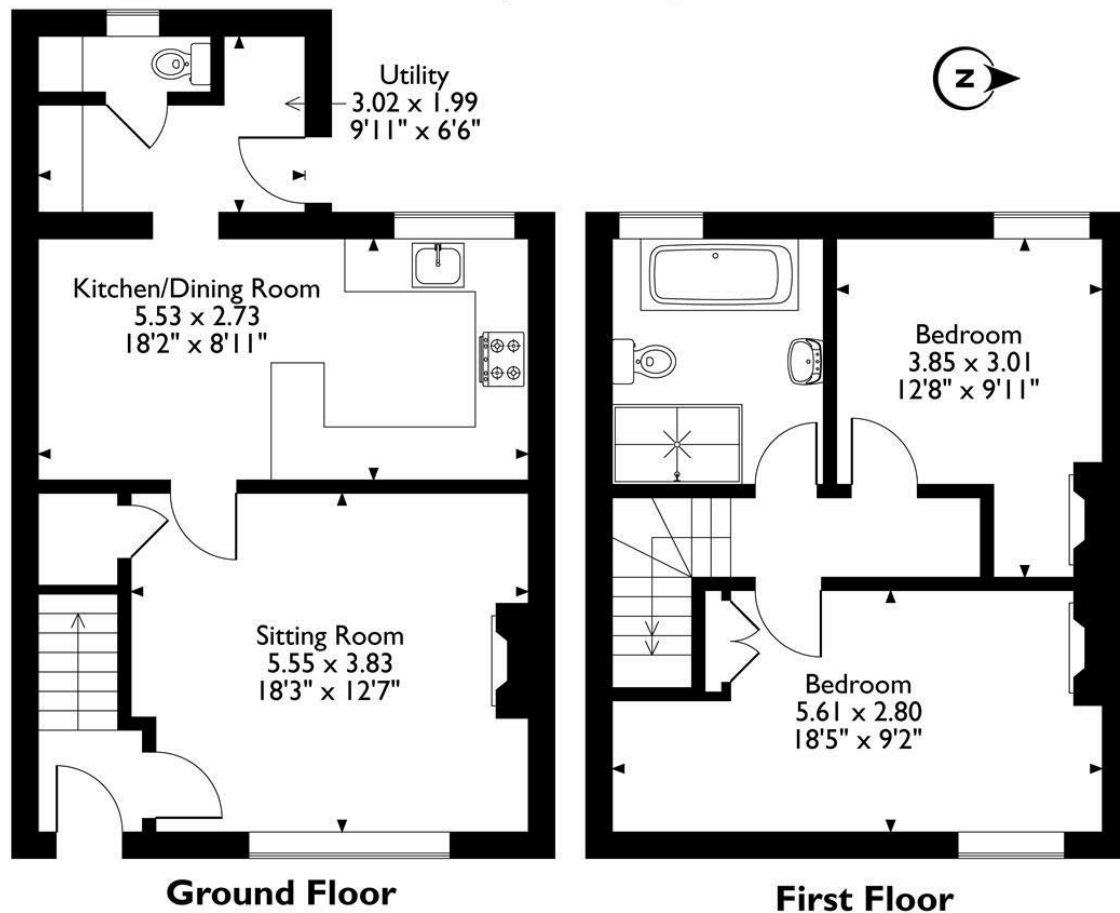
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.





3 Empire Villas, Ashton Road Siddington, Cirencester, Gloucestershire
Approximate Gross Internal Area
81 Sq M/872 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.