



Flat 6, Bridge House Somerford Road, Cirencester, GL7 1TN **Chain Free £169,500**

An excellent opportunity to purchase a one bedroom apartment located in a converted period building on the outskirts of Cirencester town centre close to a full range of amenities and facilities. Bridge House was converted some years ago and now accommodates seven individual apartments all of which benefit from their own character and unique size. No 6 benefits from a fully fitted kitchen, a well appointed recently replaced bathroom and heating via a series of night storage heaters which are complemented by double glazed windows. The accommodation has recently been recently redecorated and re carpeted by the present vendor and we are able to bring this property to the market in immaculate condition and is chain free. The apartment is located at the top of the building and as such benefits from far reaching views to the side and front aspects over the roof tops of Cirencester. Externally, the property benefits from allocated parking in a gravelled parking area located to the side and rear of Bridge House. We urge early viewing of this attractive one bedroom apartment through Cain and Fuller in Cirencester.



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

Bridge House 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

There is a gravelled parking area for residents to the side and rear of the building, to the front corner a residents bin store, entrance door with door intercom to the apartment.

Parking

Allocated parking for one car in the gravelled car park.

Council tax

Band A

Tenure

Leasehold ask the vendors agent for details

EPC

Rated D

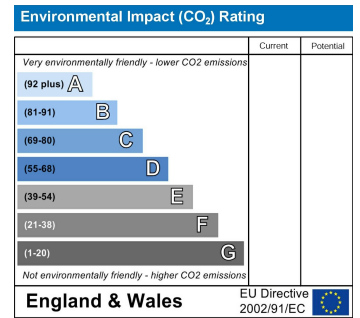
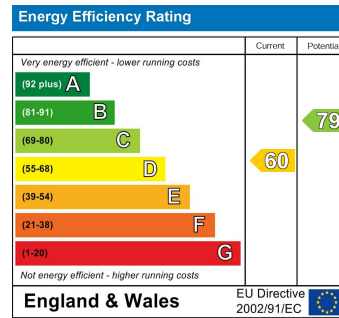
Agents note

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

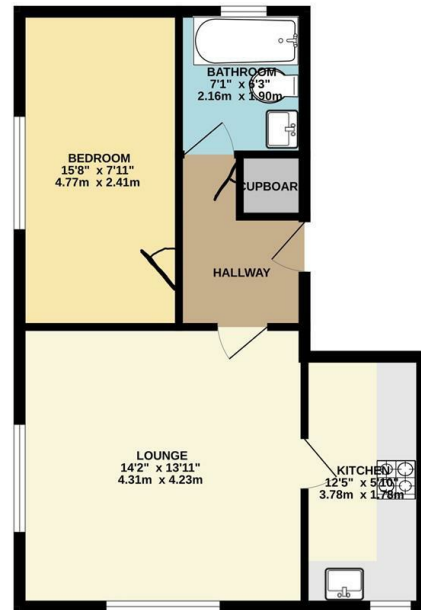
themselves as to their correctness by inspection or otherwise.

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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