



33 Corinium Gate, Cirencester, GL7 2PX
Chain Free £525,000

Cain & Fuller

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A superb and rare opportunity to purchase a three-bedroom extended modern home located in one of the most desirable areas in the centre of Cirencester town. Situated within the Abbey Grounds, a park in the very heart of the town close to Cirencester Parish Church with a variety of amenities for the local residents. The current vendor has undergone a program of remodelling and updating in recent years to now present an appealing, well-proportioned living space in the heart of this sought-after town. Externally there is off road parking to the front of the house and integral single garage, to the rear a secluded garden benefiting from a sunny aspect with a good degree of seclusion and laid out to a low maintenance format fully enclosed creating a secure environment for small animals or young children. Properties in this area are rarely available and in high demand as such we recommend early viewing to avoid disappointment through the vendors sole agent Cain and Fuller in Cirencester.

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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

Corinium Gate is 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.'

Description

33 Corinium Gate is offers such a rare opportunity to live in this highly sought-after area in the very heart of Cirencester. In recent years the property has undergone refurbishment and is presented to a high standard, to the ground floor the main living room is of a good proportion, it benefits from a pleasant aspect to the rear garden with full length window and glazed opening double doors onto the conservatory a pleasant and useful addition especially in the summer months giving good access onto the rear garden. The kitchen is located to the front of the house it is fitted to a high standard with a comprehensive range of storage and high quality integral appliances with picture window to the front aspect and small breakfast bar. The main entrance door to the house leads to an entrance porch with door to down stairs cloak room, additional glazed door opens onto the light and spacious hallway with attractive stairs to the first floor, and access to most rooms on the ground floor including inter door to the integral single garage a useful and practical feature. The first floor accommodation benefits from three double bedrooms and a comprehensive selection of built in storage to the principal bedrooms. There is a large and light family bathroom which in the past has been refitted to a high standard it now benefits from a large glazed shower enclosure with good access and drop down seat to aid with mobility. The bathroom also boasts a large bath, wash hand basin and low level WC, the room is half panelled with a selection of display space and two windows to the front aspect. The house is warmed throughout by a gas fired central heating system which is complimented by double glazed windows and doors, decoratively the property is presented in excellent condition

Outside

To the front of the house there is a low maintenance garden laid to gravel with pathway to entrance door and parking in front of the integral garage. The rear garden is a great asset to the property being laid to a low maintenance format with textured artificial lawn bordering a good sized bloc paved patio/entertaining space which boasts a degree of seclusion and enjoys a sunny and attractive aspect. There is a

selection of borders again low maintenance with a selection of established shrubs and plants. To one corner of the garden there is gated pedestrian rear access a useful feature. The whole garden is fully enclosed creating a safe and secure environment for small animals or young children.

Single garage

The house benefits from a single integral garage with power and light, secure entrance door to front and useful internal pedestrian door to the hallway.

Tenure

Freehold

Viewing

Through Cain & Fuller in Cirencester

Council Tax Band D

EPC

To follow

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.

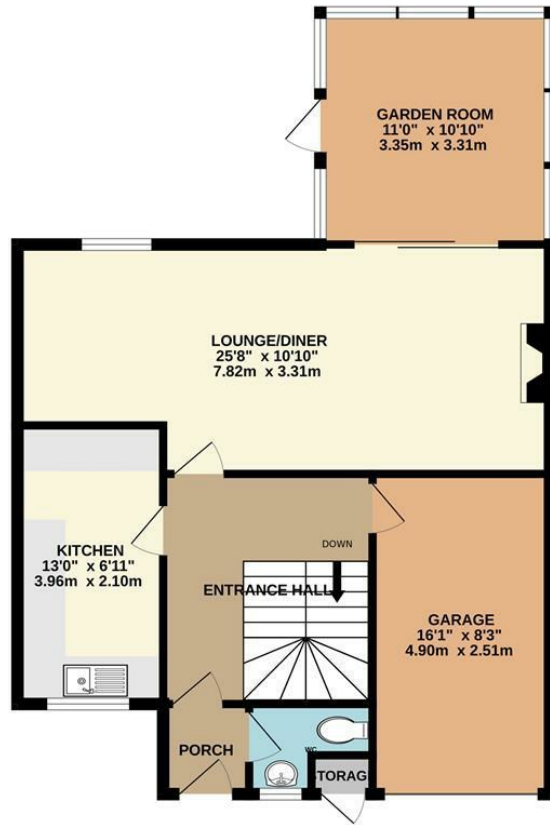
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.





GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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