



7 Nursery Close, Cirencester, GL7 1NX **Chain Free £254,950**

An opportunity to purchase this two bedroom home located in a tucked away position in an established area on the outskirts of Cirencester. The property benefits from a fully fitted kitchen with a range of built in appliances, a dual aspect living room with defined lounge and dining areas, heating via a gas fired central heating system and a series of uPVC double glazed windows. To the first floor there are two double bedrooms with a range of built-in storage and a modern family bathroom. Externally there are established gardens to front and rear. The front garden is low maintenance with a pathway leading to the front door, the rear garden is of good proportion and offers a private safe and secure environment for small animals or young children, it also benefits from two useful brick built storage shed's and rear pedestrian gated access. Nursery Close offers its residents unrestricted off road parking within the quiet cul-de-sac. We recommend early viewing through Cain & Fuller in Cirencester of this NO-CHAIN family home.



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

Nursery Close 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

Entering the front of the house there is an entrance hall with coats hanging space and access to the main living room. The living space is a bright dual aspect room benefiting from low maintenance wood effect flooring in both the lounge and dining areas, the room is light and spacious with useful under stairs cupboard and door leading to the kitchen. The kitchen has an extensive range of storage with a selection of built-in appliance including an electric oven and hob, with plumbing and space for a washing machine and fridge freezer, a picture window and stable door opens on to the rear garden. To the first floor there is a master bedroom master bedroom with ample space for a kingsize bed and bedside units, and a selection of three built-in storage cupboards. The second bedroom is also a large double with picture window to the rear aspect, and both bedrooms are serviced by a modern white family bathroom with window to rear aspect.

Outside

Externally there are established gardens to front and rear. The front garden is low maintenance with a pathway leading to the front door, the rear garden is of good proportion and offers a private safe and secure environment for small animals or young children, it also benefits from two useful brick built storage shed's and rear pedestrian gated access

Parking

There is unrestricted parking in Nursery Close for residents.

Viewing

Through Cain & Fuller in Cirencester

Council tax

Band B

Tenure

Freehold

EPC

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Agents note

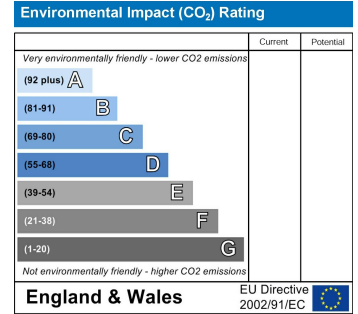
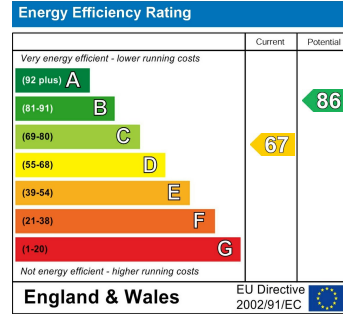
These particulars, including any plan, are a general guide only and do not form any

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors appearing in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and equipment shown here are not intended and no guarantee as to their operability or efficiency can be given. Plans were created using CADD.



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