



9 Brooke Road, Cirencester, GL7 1SX Chain Free £265,000

An opportunity to purchase a three bedroom end of terrace family home located in an established area within walking distance of a local primary school and range of facilities and amenities. The property offers well proportioned family accommodation and benefits from a recent gas fired central heating system complimented by double glazed windows and doors throughout. Also in the recent past the kitchen has benefited from a refit with a good selection of contemporary storage and extensive work surfaces, windows and opening door onto the large family sized garden. To the ground floor there is also a large dual aspect lounge with patio doors to the rear garden also. The three bedrooms to the first floor lend themselves to redecoration and carpeting , there is also a walk-in family shower room to the ground floor. An outstanding feature of the house is the size and seclusion of the front and rear gardens, mainly laid to lawn they provide a safe and secure environment for small animals or young children with a selection of external storage. To the front of the house mainly neighbours have dropped the kerb to allow off road parking this would be possible at number 9 subject to planning approval. We urge early viewing of this appealing family living space which is presented to the market with NO-CHAIN call the vendors sole agent Cain & Fuller to arrange a viewing.



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

Chesterton is a 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 feature of the house is the size and seclusion of the front and rear gardens, mainly laid to lawn they provide a safe and secure environment for small animals or young children with a selection of external storage. To the front of the house mainly

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Tenure
Freehold

Council tax
Band B

EPC
To follow

Viewing
Through Cain & Fuller in Cirencester

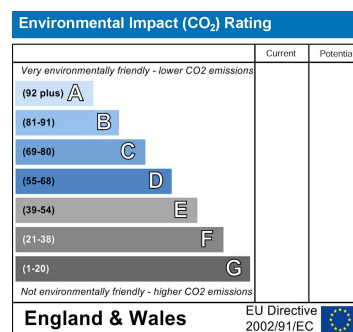
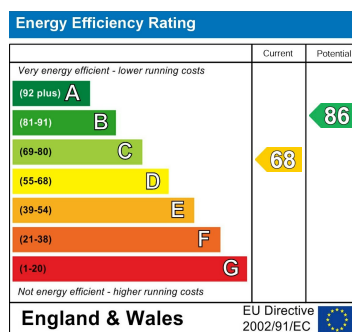
Agents note

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



53 Castle Street • Cirencester • Gloucestershire GL7 1QD
T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk