



45 Bowling Green Road, Cirencester, GL7 2HD
Asking Price £510,000

Cain & Fuller

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A rare and superb opportunity to acquire an extended semi detached family home located in Bowling Green one of Cirencester's most desirable and established areas on the edge of the town centre close to a full range of amenities and facilities including the renowned Powell's primary school. The accommodation has been extended in the recent past it now benefits from a great deal of flexibility with its usage to the ground and first floor and would suit a growing family with well proportioned rooms presented in excellent condition. In the recent past the present owners have undergone a program of refurbishment which included installing a new kitchen/breakfast room with range of built-in appliances, new family bathroom with bath and thermostatic shower, additional shower room ideal for the growing family and full redecoration and new floor coverings to now present a modern stylish living space. Externally the house benefits from established gardens to rear boasting a sunny orientation and a high degree of seclusion with a small timber studio which could be ideal for the home worker. To the front of the house there is an established driveway with parking for three cars and a single detached garage to the side with parking to front. The house offers plenty of scope for further extension subject to the correct planning consent. We urge early viewing of this exceptional family home through the vendors sole agent Cain & 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

Bowling Green Road 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

To the front of the property, there is a low maintenance front garden with block paved parking area for three vehicles, side door access to the rear hall and rear garden, pathway to entrance door to front of house giving access to main property.

The garden is an outstanding feature of the property mainly laid to lawn with an high degree of seclusion and creating a safe and secure environment for small animals or young children. There is a large patio area directly behind the house ideal for outside entertaining in the summer months and contained within the garden there is a timber studio/storage which could provide a home office ideal for the homemaker.

Single detached garage

It property benefits from a single detached garage located to the side of the driveway giving excellent extra storage and parking to front.

Viewing

Through Cain & Fuller in Cirencester

Tenure

Freehold

Council Tax

Band C

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

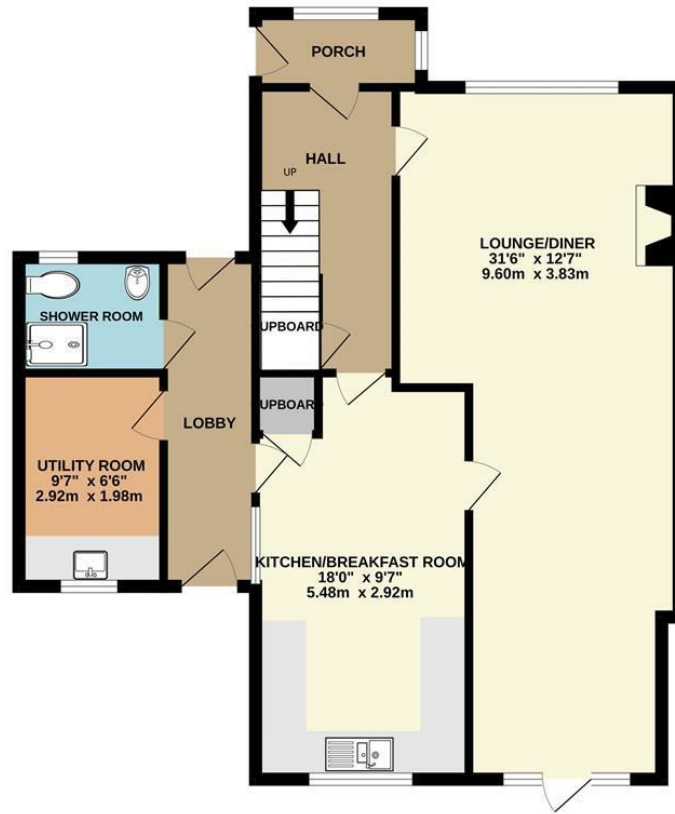
checking them first.

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.

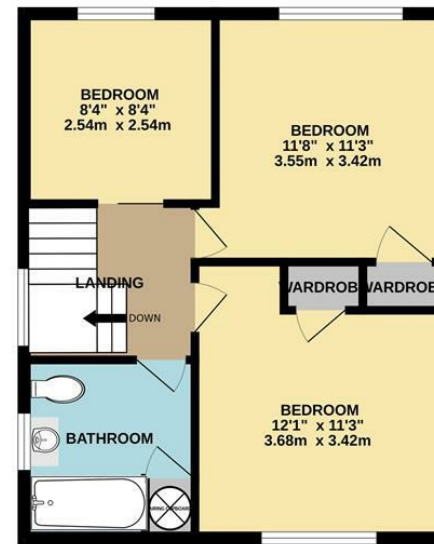




GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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