



43 North Hill Road, Cirencester, GL7 1PG
Chain Free £469,950

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

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

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A superb opportunity to purchase a well presented extended detached three bedroom bungalow located in a highly sought after position on the edge of Cirencester town close to a selection of amenities and facilities. The property benefits from full double glazing, gas fired central heating, a good standard of presentation and the benefit of an extension to the rear to provide an additional lounge with side door to contemporary shower room and good access onto the private rear garden. The accommodation boasts a well fitted and presented modern kitchen, modern contemporary family bathroom, good standard of recent decoration and range of built-in storage. An outstanding feature of the bungalow is the large plot with established gardens to the front and rear with a detached double tandem garage to the side. Many people have extended their properties in the area this would be possible subject to planning consent from the local planning office. We are able to bring this property to the market in a chain free position and would urge early viewing through the vendor's sole agent.

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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. 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

North Hill Road is in a much sought-after location due to its proximity to the town centre which is within walking distance. The property is also within walking distance of the neighbouring village, Siddington, with a community hall, village school and lots of dog walking locations. Most of the town consists of period town houses and cottages. 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

43 North Hill Road is a superb opportunity to acquire a well presented detached bungalow, entrance door to main hallway with selection of storage and access to most rooms in the bungalow. The main lounge with fireplace is located to the front of the property with a large picture window. In the past an extension to the rear has given an additional lounge area which has windows and access onto the private rear garden with door to side leading to an additional contemporary shower room. The kitchen/breakfast room has a good range of built-in storage with access to the rear garden and also the rear lounge. There are three bedrooms which are located to the front and rear of the bungalow and a refitted contemporary bathroom finished to a good standard with selection of storage and large window to the rear aspect. The bungalow is warmed by a gas fired central heating system which is complimented by UPVC double glazed windows and doors throughout, the property has also benefited from recent redecoration to present an apple sling light living space.

Outside

To the front of the bungalow there is block paved driveway with parking for three vehicles low maintenance flower borders and attractive hedge on front boundary side gated access to the rear garden and side access to the double tandem garage.

The rear garden is an outstanding feature of the property. It benefits from a sunny south westerly facing aspect and is predominantly laid to lawn with a good range of flower borders and secluded patio seating areas. There is good access to the side to the double tandem garage and to the rear corner of the garden, where there is a large Workshop storage shed. The garden provides a safe and secure environment for small animals or young children with a sunny secluded aspect.

Tandem double garage

A large detached garage with power and light, doors and windows to garden, door to front access and driveway.

Council tax

Band D

EPC

To follow

Tenure

Freehold

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



Measurements are approximate. Not to scale. Illustrative purposes only.
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