



**30 Middle Mead, Cirencester, Gloucestershire, GL7 1GQ**  
**Asking Price £450,000**

**Cain & Fuller**

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**Cain & Fuller**

An opportunity to purchase a modern three bedroom town house style home located on the edge of Cirencester close to a full range of amenities and facilities including a selection of primary and secondary schools within walking distance. Having been constructed by Berkeley Homes in the recent past the property displays all of the desirable features of a modern home and is presented to a high standard being warmed throughout by a full gas central heating system complemented by double glazed windows and doors. Externally there are well proportioned gardens for the family which enjoy a good degree of seclusion a secure environment for small animals or young children. To the rear of the garden there is also a single garage with parking to the front. We would urge early viewing of this spacious and flexible family home located in a desirable position on the edge of Cirencester town through Cain & Fuller the vendors sole agent.

**Asking Price £450,000**



## **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. Most of the streets consist of period town houses and cottages. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a hospital. A 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. There are excellent private and state schools in the area.

## **Amenities**

Middle Mead 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**

Entrance door leads to a large entrance hall with strip wood floor for ease of maintenance, stairs leading to first floor accommodation, door to downstairs cloakroom ideal for the growing family. To the rear of the ground floor, there is a large kitchen/dining/family room comprehensively fitted with an extensive range of modern storage units and selection of built-in appliances. There is a useful breakfast bar and ample space for a large dining table centrally located, this room has floor to ceiling windows and large double glazed

doors opening onto the secluded rear garden, door to side which leads to the useful utility room with additional side door to garden. To the first floor of the property there is a large lounge to the rear elevation with picture window overlooking the gardens. The current vendors have fitted a range of storage cabinets and attractive shelving. There is ample space for soft furnishings. On this floor there is also a family bathroom and a useful third bedroom/office ideal for children or those who work at home. The top floor of the property boasts a master suite with a range of built-in storage, large picture window to rear aspect and door giving access to the modern contemporary en suite shower room. The second double bedroom is located to the front of the house giving far-reaching views over to Cirencester town. Properties presented in excellent condition throughout and offers a very flexible and inviting family living space.

## **Outside**

Externally there is a generous garden to the rear, which is laid to lawn with an established patio area directly behind the property leading to the lawn and side of the house and providing safe and secure area for young children or small animals. To the rear of the garden there is pedestrian gated access which leads to the single garage and parking.

## **Single Garage**

Up and over door, eaves storage, parking. the garage has a leasehold title similar to many others in the location with parking to the front.

## **Tenure**

House is freehold

Garage is leasehold similar to all other garages in this location ask the agent for details.

## **EPC**

To follow

## **Council Tax**

Band D

## **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.

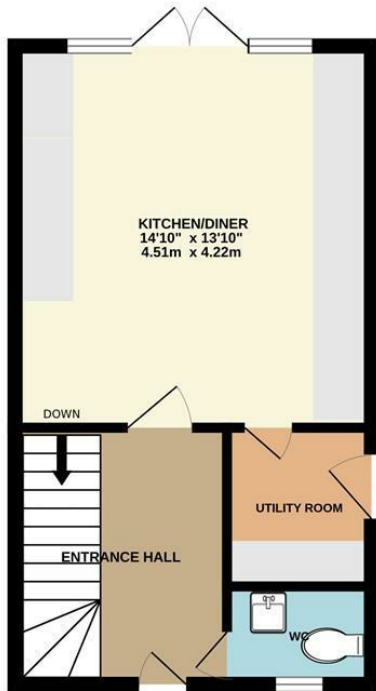
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.

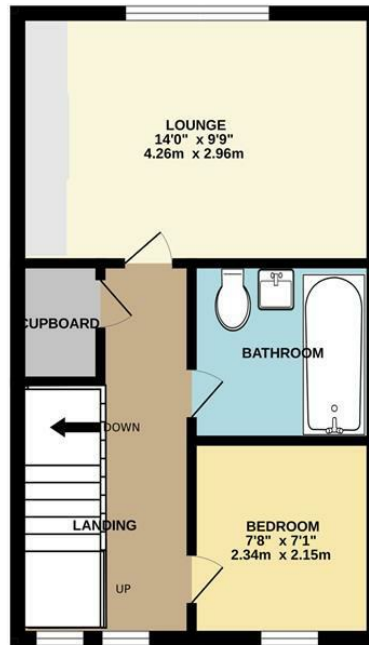




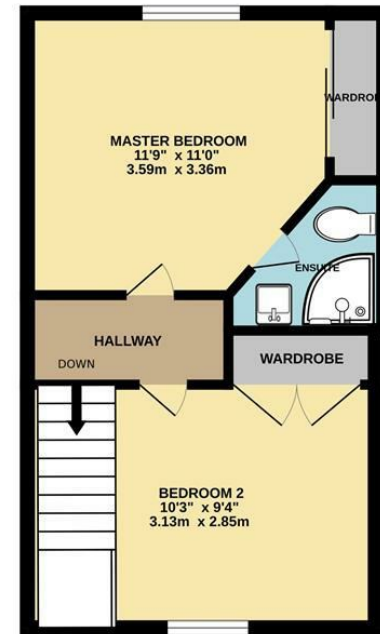
GROUND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



2ND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



CIRENCESTER SALES & LETTINGS

TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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