



**58 Purley Road, Cirencester, Gloucestershire, GL7 1ER**  
**Offers In The Region Of £360,000**

**Cain & Fuller**



14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

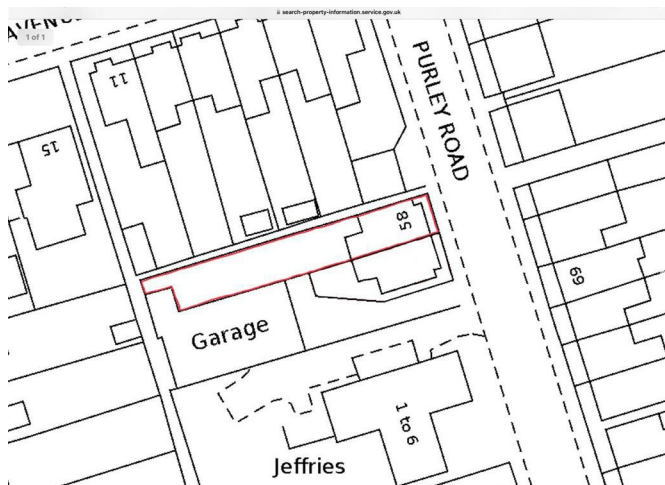
T: 01285 640604

E: [info@cainandfuller.co.uk](mailto:info@cainandfuller.co.uk) • [www.cainandfuller.co.uk](http://www.cainandfuller.co.uk)

**Cain & Fuller**

A superb opportunity to purchase a period town house located in a sought after position within Cirencester town centre close to a range of amenities and facilities including a selection of parks and some of the town's most sought after primary and secondary schools. 58 Purley road is an excellent example of an early 1900's period family home, the accommodation requires refurbishment and could provide a spacious and highly attractive family home with the correct sympathetic scheme to create a three or four bedroom family town house. The property retains a good range of attractive period features and because of the plot size lends it self to extension to provide additional living space as many people have done in the area (with the appropriate planning consent). Cain & Fuller have sold a number of fully refurbished and extended properties within the road do call the vendors sole agent for further detail. Externally the house occupies a large plot benefiting from a sunny and secluded westerly facing garden measuring approx. 80ft in length, a great asset for a town property. The house forms part of a residents parking scheme ask the vendors sole agent for further details. To view this exciting opportunity in the Cirencester market call the vendors sole agent Cain & Fuller in Cirencester.

## Offers In The Region Of £360,000



## **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. 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**

Purley Road is in a much sought-after location due to its proximity to the town centre which is within walking distance. 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.'

## **Outside**

To the front of the property there is a low maintenance garden with pathway to entrance door. The rear garden is an outstanding feature of the house measuring approx. 80 ft in length and benefiting from a sunny westerly orientation with a high degree of seclusion. The garden has been mostly cleared by the vendor for the purpose of the sale. Many people have extended their properties into the rear garden space this would be easily possible with number 58 and would be subject to the correct planning consents. There is a side gated access to the rear garden.

## **Residents Parking scheme**

Property benefits from a residence parking scheme with two full-time permits available for occupants of the property additional holiday permits available on request please ask the vendors soul agent for further details.

## **Council tax**

Band C

## **Tenure**

Freehold

## **EPC**

To follow

## **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





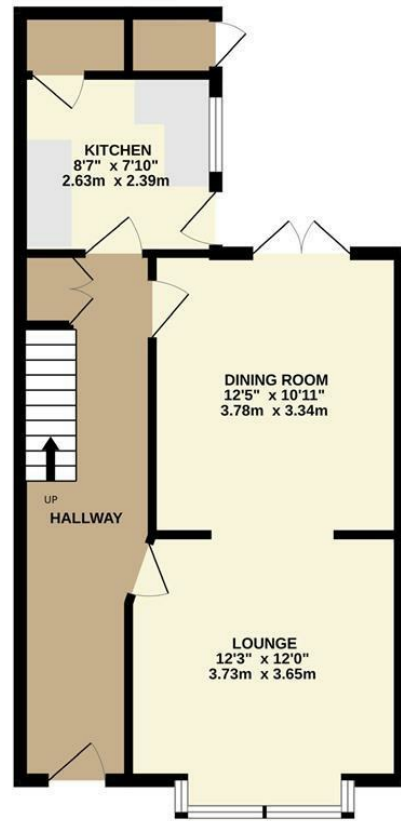




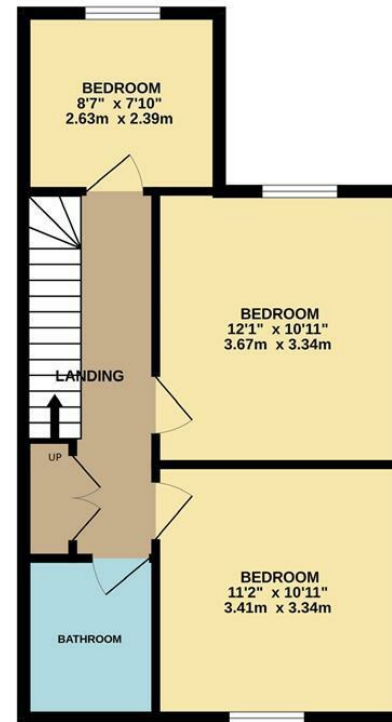
58



GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024