



7 Michaels Mead, Cirencester, Gloucestershire, GL7 1WE
Asking Price £300,000

Cain & Fuller

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7 Michaels Mead offers a great opportunity to acquire a flexible and well presented modern two bedroom house located in an established area on the outskirts of the town centre close to a full range of amenities and facilities. In recent years the present vendors have carried out a program of refurbishment and improvement to now present a flexible light living space located in a sought after area. The accommodation is spacious with the outstanding benefit of a large garden room to the rear of the house leading to a sunny and secluded rear garden. Externally there is also a single garage and off road parking for three cars in this private cul de sac setting. We recommend early viewing through the vendors sole agent Cain & Fuller in Cirencester of this well presented two bedroom high specification modern home.

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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

Michaels Mead 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.'

Description

In recent years the present vendors have improved and extended this spacious modern home the ground floor benefits from a well proportioned lounge to the rear of the house which opens onto a large garden/dining room added by the present vendors in the recent past, a flexible room giving direct access onto the private and sunny rear garden. Entrance door to the front of the house leads to a large hallway with coats hanging space, stairs to the first floor and door to a useful downstairs cloakroom with low flush WC such a useful feature in any modern home. To the front of the house there is a comprehensive fitted modern kitchen with selection of built in appliance and selection of attractive lighting. The first floor benefits from two double bedrooms both with a range of built-in storage, there is also a contemporary family shower room refurbished in recent years to a high standard. The present vendors have presented the accommodation in excellent order with a gas fired central heating system which is complemented by Upvc double glazed windows throughout.

Outside

There is a landscaped low maintenance front garden with pathway giving access to the entrance door of house. The rear garden is an outstanding feature of the house being set out to a low maintenance format and being of a good proportion, fully enclosed creating a safe and secure environment for small animals or young children. The garden enjoys a sunny and secluded aspect and gated pedestrian access to the rear corner for the owners only.

Garage and Parking

The house benefits from a single garage with eaves storage space and up and over door to front. To the side of the garage there is parking

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.





