



**167 North Home Road, Cirencester, GL7 1DY**  
**Asking Price £329,950**

**Cain & Fuller**

# 167 North Home Road, Cirencester, GL7 1DY

A superb opportunity to purchase an extended and greatly improved four bedroom terrace family home located in a popular area on the edge of Cirencester town close to both primary and secondary schools all within level walking distance as well as a selection of sporting activities. The property has been refurbished in recent years benefiting from a modern kitchen with fitted range cooker, attractive and practical wood burner to the main living space a great asset in the winter months, modern fitted bathroom, gas fired central heating and Upvc double glazed windows throughout. To the ground floor the garage has been converted to provide an additional fourth bedroom with an en suite modern shower room giving this family house a great deal of flexibility in it's usage. Externally there is a secluded rear garden benefiting from a southerly facing orientation and gravelled off-road parking giving its occupants the space to park two vehicles on a daily basis we would urge early viewing of this well presented four bedroom family home.

## 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

North Home 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

The house benefits from a secluded southerly facing garden fully enclosed creating a safe and secure space for small animals and young children. The garden is of a low maintenance format with a selection gravelled areas and additional storage. There is direct access to the garden from the main reception space in the property through attractive double doors taking full advantage of the southerly facing orientation.

## Viewing

Through Cain & Fuller in Cirencester

## Council Tax

Band B

## EPC

TO FOLLOW

## Tenure

Freehold

## Agents Note

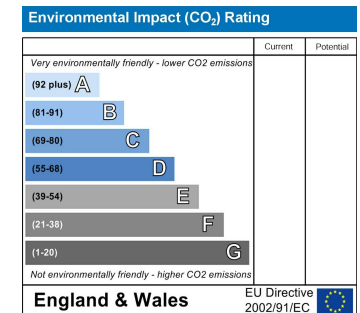
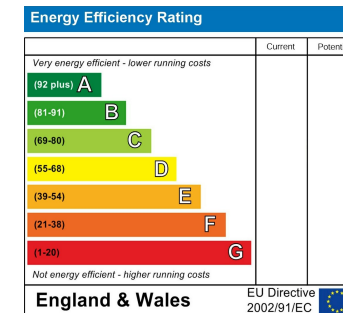
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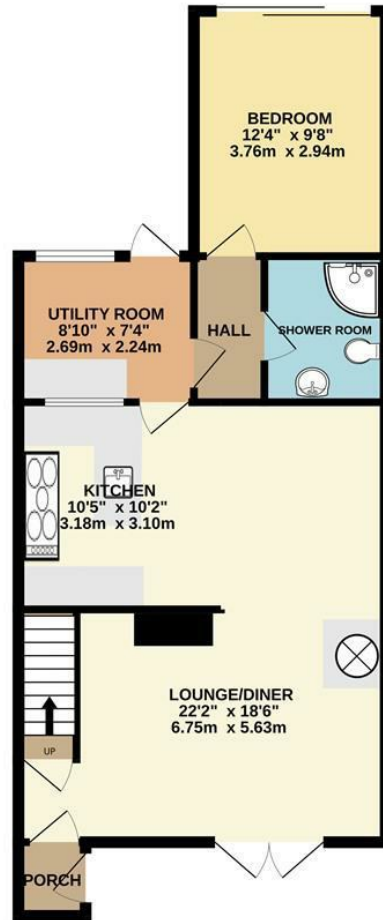
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

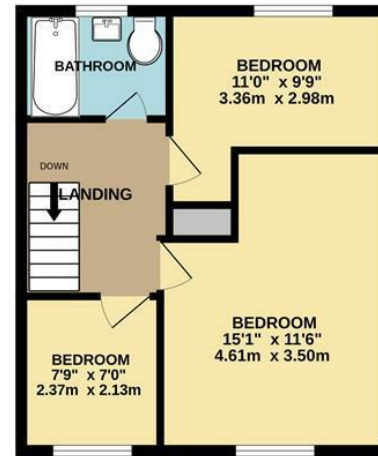
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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