



6 Southgate Mews, Cirencester, GL7 1HH
Chain Free £245,000

Cain & Fuller

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Cain & Fuller

An opportunity to acquire a semi detached two bedroom bungalow located in a convenient position within a small Mews of red brick properties close to Cirencester town centre with a full range of local amenities and facilities including primary school, public houses, convenience store and selection of takeaway food establishments. The property has been extended in the past to provide flexible two bedroom living space with a large open plan living room giving direct access onto the secluded gardens, modern fitted kitchen/breakfast room, white bathroom suite with bath and shower above. There are two good sized double bedrooms and a selection of storage space, heating via a gas fired central heating system which is complemented by a series of Upvc double glazed windows and doors throughout. A great benefit of the property is the secluded and sunny garden ideal for small animals or young children. The property benefits from allocated parking in the residents car park to the side of the Mews. Cain & Fuller are able to bring this property to the market in a chain free position and would urge early viewing.

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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

South Gate Mews is in a sought-after location due to its proximity to the town centre which is within walking distance as well as a range of primary and secondary schools to cater for the whole family. 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 property benefits from a private and secure garden ideal for small animals or young children with gated side access. There is a selection of decked and slabbed entertaining areas and low maintenance flower beds.

Allocated parking

The property benefits from allocated parking for one car in a residents car park located at one end of Southgate Mews, a real asset within the town of Cirencester.

Tenure

Freehold

EPC

To follow

Council Tax

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.

We would point out to prospective buyers that the bungalow is a mixture of construction with the main property being red brick and the living area being a timber frame structure please consult your mortgage lender prior to making an offer

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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