



**169 North Home Road, Cirencester, GL7 1DY
Chain Free £270,000**

Public Notice

Property Address – 169 North Home Road, Cirencester

We advise that an offer has been made for the above property in the sum of £ 262,500 Any persons wishing to increase on this offer should notify Cain and Fuller of their best offer prior to exchange of contracts.

Agent's Name and Address- Cain and Fuller - 53 Castle Street, Cirencester, gl7 1qd

A superb opportunity to purchase an improved three 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 improved in recent years benefiting from a modern kitchen, modern fitted bathroom, gas fired central heating system (not tested) and Upvc double glazed windows and doors throughout. 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. There is also an attached single garage. We would urge early viewing of this well presented three bedroom family home available with no chain through Cain & Fuller in Cirencester.



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 of decked and lawned areas and additional storage. To the other side of the house there is a gravelled parking area.

Garage

Attached Garage up and over door to front, personal door to side. The garage roof has an open section and needs repair.

Viewing

Through Cain & Fuller in Cirencester

EPC

To follow

Council Tax

Band B

Tenure

Freehold

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.

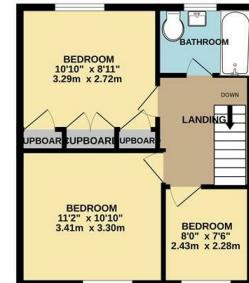
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
588 sq ft. (54.6 sq.m.) approx.



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



TOTAL FLOOR AREA: 997 sq ft. (92.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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