



**30 Chesterton Park, Cirencester, GL7 1XT**  
**Chain Free £350,000**

**Cain & Fuller**



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A rare opportunity to acquire a semi detached house located in a highly sought after area within Cirencester town close to a full range of amenities and facilities which the town has to offer and opposite Cirencester Park which is open to the residents of the town on a daily basis. Number 30 Chesterton Park offers purchasers a well maintained semi detached two bedroom bungalow presented in excellent condition on a chain free basis. To the rear elevation a large living room has an open aspect onto the private south westerly facing rear garden, the room boasts a selection of high quality built-in storage and ample storage for soft furnishings. A comprehensively fitted kitchen gives a superb selection of built-in storage with space for freestanding appliances, large picture window and door leading to the rear garden. The main entrance door is to the side of the bungalow which leads to a good sized hallway with selection of built-in storage and doors giving access to the two bedrooms and family shower room. The bedrooms both boast a selection of built-in wardrobe space with ample space for bed placement. The property is warmed throughout by a gas fired central heating system which is complemented by double glazed windows and doors. Externally there are well tended and secluded gardens and a large single garage with bloc paved parking for three vehicles. We urge early viewing of this well presented bungalow in the highly sought after Chesterton Park area.

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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**

Chesterton Park is 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.'

Within approx quarter of a mile there is a selection of local shops including pharmacy, Tesco and doctor's surgery.

## **Outside**

The front garden is low maintenance with a selection of mature shrubs, a bloc paved driveway gives access to the side of the bungalow and allows parking for three cars in front of the single garage with side gated access to the rear garden.

The rear garden enjoys a high degree of seclusion and a sunny south westerly facing orientation being fully enclosed by established fencing creating a safe and secure environment for small animals or young children. There is a selection of outside entertaining and seating areas with bordering flowerbeds with pathway leading the length of the garden. To the rear of the single garage there is a secure workshop and a useful semi glazed garden potting shed.

## **Single garage**

Electric up and over door to front, power and light a good sized single garage.

## **Council tax**

Band C

## **Epc rating**

To follow

## **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.

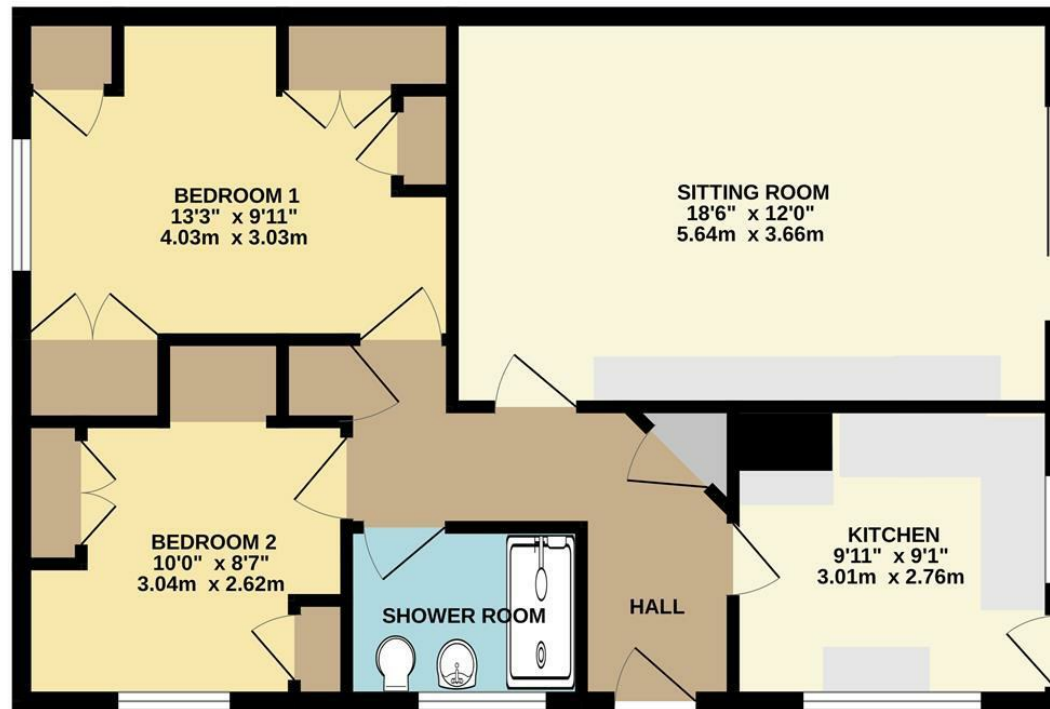








GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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