



4 Chapel Courtyard Highfield Lane, Cirencester, GL7 1FY
Chain Free £269,950

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

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4 Chapel Courtyard offers a unique opportunity to acquire a two bedroom maisonette located in a highly secluded position at the end of Highfield Lane a quiet and undisturbed location on the very edge of the town centre. Chapel Courtyard is on the edge of Cirencester town close to its full range of amenities and facilities including Cirencester Park 30,000 acres of parkland open to the residents of Cirencester on a daily basis. The property was constructed approximately 25 years ago to an exacting standard and offers well proportioned and high specification living space. The current vendor has recently undergone a series of works including a refitted kitchen with selection of storage and integral appliances and the installation of a new contemporary stylish bathroom with fitted bath and shower. A program of redecoration and re carpeting now presents the property in pristine condition. Externally the vendors has created an attractive garden area and has the benefit of allocated parking to the front of the maisonette. A truly unique property we recommend early viewing through Cain and Fuller in Cirencester.

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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

Chapel Courtyard is located in 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

Ground floor entrance door leads to a reception hallway with ample cloaks hanging space and stairs lead to the first floor accommodation. The first floor landing has window to rear aspect and gives access to all living spaces at the first floor level as well as to a loft storage area.

The main reception area boasts a dual aspect offering secluded and interesting views of the surrounding space. This room is extremely spacious and light giving ample space for soft furnishings. There are two double bedrooms, master of which benefits from a selection of built-in double wardrobe space both rooms are of good proportion with large picture windows opening into the secluded courtyard. In the recent past the present vendor has re-fitted the bathroom to an exceptionally high contemporary standard with full white suite including bath and thermostatic shower, selection of built-in storage, large window to rear aspect. The kitchen has been fully fitted with a comprehensive range of storage and selection of integral appliances, enamel sink and large picture window to rear aspect.

The whole apartment is presented in superb condition by the present vendor and benefits from a full gas fired central heating system which is complimented by double glazed windows throughout

Outside

The property benefits from two parking spaces to the front of the property, the current vendor chooses to use one of these spaces as an open plan garden area with artificial grass laid on the space and a series of pots with established shrubs. This space could easily be used as a parking space again if required.

There is a pathway to the entrance door with low maintenance flower border, a useful additional large storage cupboard is located to the side ideal for bicycle storage.

Viewing

Through the agents sole agent

EPC

Band c

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.

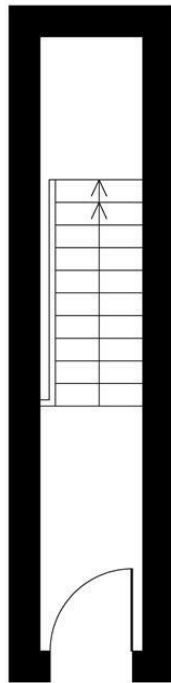
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

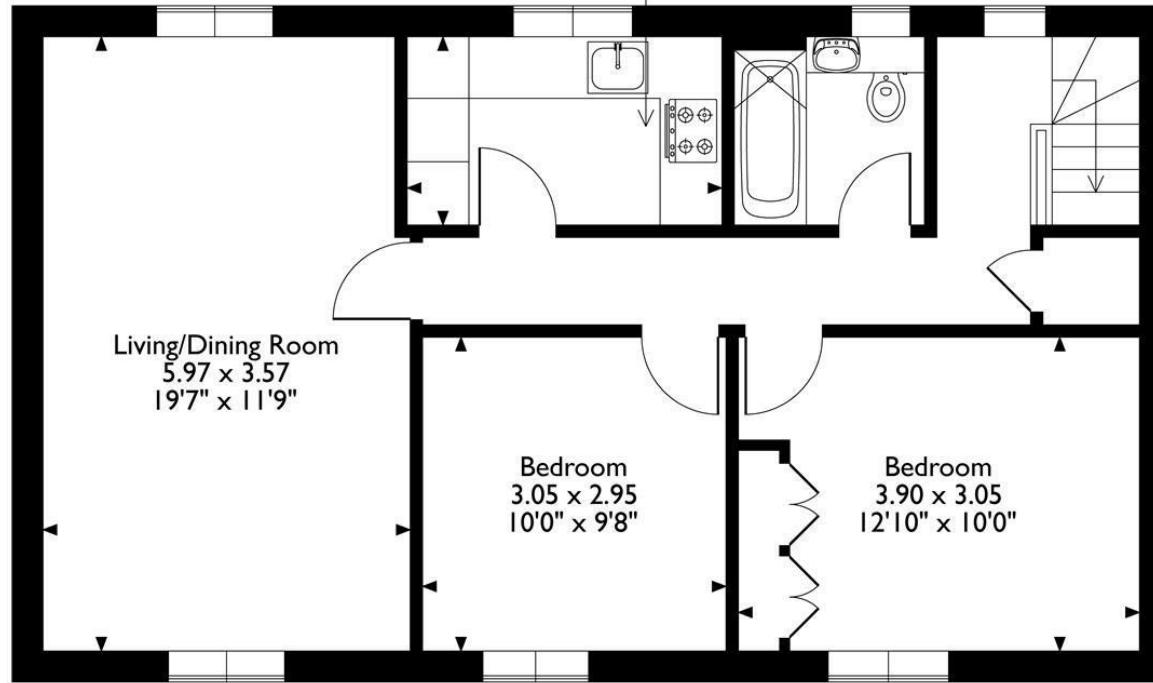




4 Chapel Courtyard, Highfield Lane,
Cirencester, Gloucestershire
Approximate Gross Internal Area
70 Sq M/754 Sq Ft



Ground Floor



First Floor

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