



8 Harmer Close, Cirencester, GL7 1YR **Asking Price £206,500**

A superb opportunity to purchase a 59% share of this nearly new high quality three bedroom home located in a sought after position on the outskirts of Cirencester town close to the full range of amenities and facilities that the town has to offer including a selection of primary and secondary schools. The accommodation is flexible and extremely well proportioned offering a large main lounge, well fitted kitchen/diner with excellent range of storage and selection of built-in appliances and hallway leading to a useful downstairs cloakroom ideal for the growing family. To the first floor there are three family sized bedrooms and a modern contemporary white family bathroom. Externally there are well tended established gardens with the rear garden boasting a sunny and secluded aspect and providing a secure space for small animals or young children with a lawn and a selection of established patio areas. Parking is allocated to the front of the house with provision for two cars in this secluded and established cul de sac setting. Properties in this area are highly sought after we recommend early viewing to avoid disappointment through Cain & Fuller the vendors sole agent 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

Harmer Close 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

To the front of the house there is a low maintenance garden with pathway leading to front entrance door. The rear garden is an outstanding feature of the house enjoying a sunny and secluded aspect. The garden is fully enclosed providing a safe and secure environment for small animals or young children with gated side access and a selection of entertaining and seating areas.

Parking

There is allocated parking for two cars.

Council tax

Band D

Tenure

Leasehold

Monthly rental on the 41% of £325.64

Lease granted in 2018 with a length of 125 years.- there is 118 years remaining.

EPC

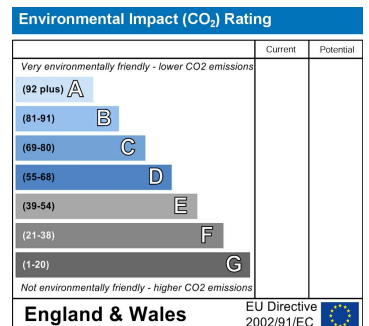
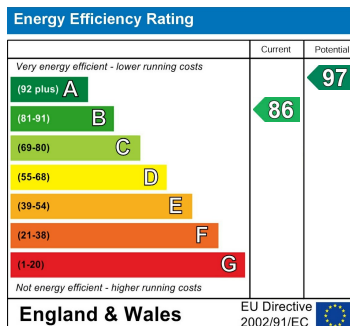
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Agents note

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.



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