



17 Beech Grove, Cirencester, Gloucestershire, GL7 1BB
Asking Price £318,500

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

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

Cain & Fuller

An opportunity to acquire a well proportioned three bedroom family home located in a sought after position on the edge of Cirencester town close to a range of facilities and amenities including a selection of primary and secondary schools. The accommodation benefits from a modern fitted kitchen with selection of built in appliances, modern family shower room, double glazed windows and doors throughout complemented by a gas fired central heating system. Of special note is the size of the downstairs accommodation with open light living space, the first floor also benefits from well proportioned family sized bedrooms. Some people within the cul de sac have converted their loft space to create an additional fourth bedroom and en suite shower room this would be possible subject to the correct planning consent. Externally there are lawned garden to front of the house, the rear garden enjoys a degree of seclusion and provides a safe and secure outside space for the growing family as well as a sunny aspect with a selection of entertaining areas and a timber storage shed. Parking is to the front of the house in the residents parking area. We urge early viewing of this spacious family home through Cain & Fuller in Cirencester.

Asking Price £318,500



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

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 property there is a grassed area with pathway to entrance door. The main garden is found to the rear of the house with established patio area to the rear of the house leading to a good sized garden with selection of seating areas to enjoy the summer sun. There is rear access to the garden which creates a safe and secure environment for young children or small animals.

Tenure

Freehold

Council tax

Band C

EPC

To follow

Residents parking

Residents in the cul de sac have car parking areas in front of the houses

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.

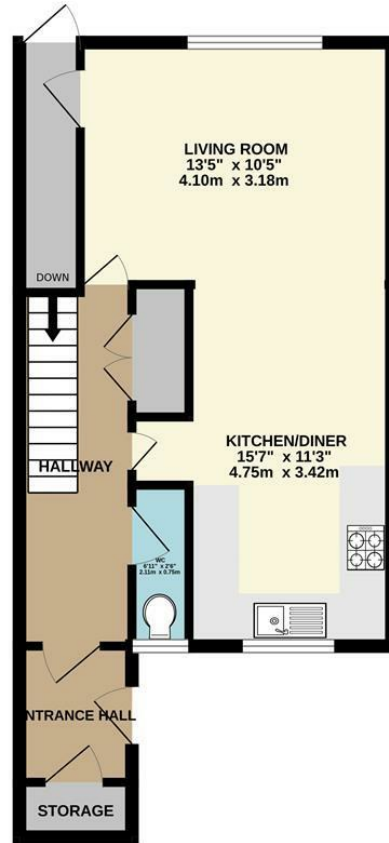
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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

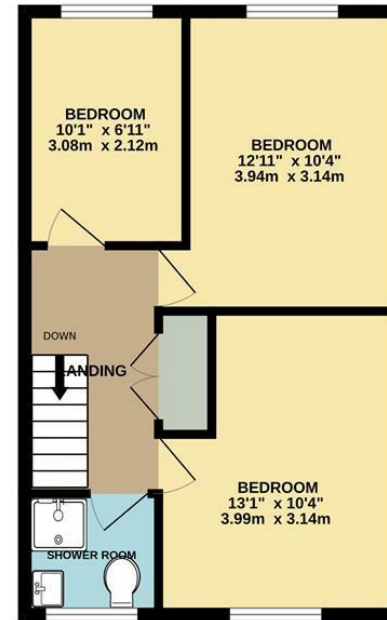




GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (91.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024