



74 Cranhams Lane, Cirencester, Gloucestershire, GL7 1UA
Asking Price £389,950

Cain & Fuller

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Cain & Fuller

A great opportunity to purchase a modern three bedroom detached family home located in a corner plot in the popular Chesterton area on the edge of town located close to a selection of schools including primary and secondary, ideal for the growing family. There is also a range of local amenities and facilities including doctors surgery, local pharmacy, convince store and access to open countryside for walking dogs. The accommodation is presented in good condition with flexible and attractive family living space there are two good sized reception rooms to the ground floor, a modern kitchen with selection of storage, useful reception hallway with practical downstairs cloakroom. The first floor boasts three family sized bedrooms and a selection of built-in storage with a family bathroom to the rear elevation. The house is warmed by a gas fired central heating system which is complemented by Upvc double glazed windows. Externally the house occupies a corner plot with a large bloc paved parking area in front of the house and single garage. The rear garden boasts a degree of seclusion and creates a safe and secure environment for small animals or young children.being mainly laid to lawn with an established patio area to the rear of the property. Houses in this area are rarely available we are able to bring this property to the market with no chain and we would urge early viewing of this corner plot detached family home.

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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

Cranhams Lane 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 front of the property has been laid to an attractive block paved driveway with off-road parking for three vehicles and an established specimen tree to the centre pathway leads to side gate access to rear garden and also the front entrance door to the house.

The rear garden benefits from a degree of seclusion. It is main lawn with established low maintenance borders. There is a large slabbed patio area to the rear of the house many people in the area have extended their properties within the area subject to the correct planning consent. The garden provides a safe and secure environment for small animals or young children

Single garage

Single garage located to the side of the house with door to front, eaves storage and personal door to the garden. Many people in the area have extended their properties to the side and rear subject to the normal planning approval.

Solar Panels

The property benefits from Solar panels to the front aspect ask the vendors sole agent for details.

Council tax

Band D

Tenure

Freehold

EPC

To follow

Viewing

Through the vendors sole agent Cain & Fuller in Cirencester

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.

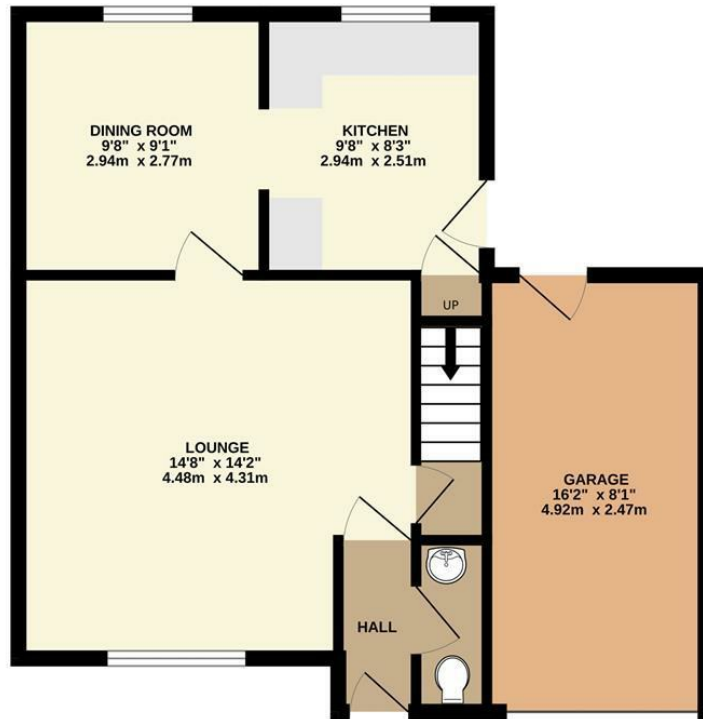
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

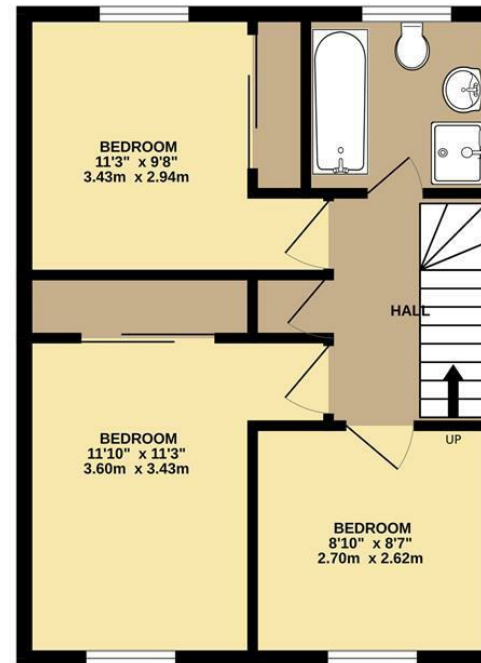




GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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