



56 Purley Road, Cirencester, Gloucestershire, GL7 1EP
Chain Free £485,000

Cain & Fuller

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A delightful refurbished Town House offering purchasers a unique and rare opportunity to acquire an extended superbly presented end terrace town house having recently undergone refurbishment by the present vendors to now offer a flexible high quality modern living space with a selection of desirable character features aligned with modern contemporary design. This property also benefits from a detached garage to the rear of the garden, great storage and such a rare find in the centre of town. The present vendor has also gained planning permission for the conversion of the garage into a home studio ideal for those who work from home. Externally there are good sized enclosed gardens to the rear of the property which benefit from a sunny south westerly facing aspect with a lawned area and established patio creating an ideal environment for young children or small animals. Purley Road also benefits from a residents permit parking scheme enabling residents to park 24/7 in the road. ideal for those who are home working. We urge early viewing of this attractive three bedroom town house as properties in Purley Road are rarely available, call the vendors sole agent Cain & Fuller in Cirencester. This is a NO CHAIN property !

Chain Free £485,000



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

Purley Road 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.

Description

Attractive period entrance door leads to a useful porch with door to hallway and the accommodation. A period hallway with architrave leads to the ground floor accommodation where there are three living areas offering light and flexible space. Of special mention is the family room to the rear of the house with direct access onto the secluded garden through contemporary bi-folding doors. The vendor has fitted a comprehensive kitchen/diner with a superb range of storage and integral high quality appliances, ample space for a large dining table in the centre of this space giving aspects to the side and rear garden. To the front there is attractive lounge with period open fireplace and large picture window to front aspect. To the rear corner of the down stairs there is also a useful utility room giving access to a modern downstairs cloak room ideal for the family. The first floor boasts three well proportioned bedrooms all with attractive views of the area and a sleek contemporary family bathroom room with fitted bath and shower, picture window to front aspect. The property benefits from a selection of period features throughout complemented by a gas fired central heating system.

Large Single Garage

The property benefits from a large detached garage to the rear of the garden with direct access off Purley avenue to the side, properties in the centre of town with a detached garage are so difficult to find. There is planning in place to convert this structure to an office/studio ask the vendors sole agent for details.

Outside

To the front of the house there is an enclosed low maintenance garden with gated pedestrian access to pathway leading to the period entrance door. The rear garden is an outstanding feature of the house it benefits from a sunny south westerly facing aspect with a good degree of seclusion. The garden benefits from a selection of low maintenance borders and is mainly laid to lawn creating an ideal environment for small children or animals with gated side access to purley avenue. To the rear of the

garden there is the single garage owned by the vendor, there is planning in place to convert this structure to an office/studio ask the vendors sole agent for details.

Council tax

Band C

EPC

D rating

Broadband and mobile

We recommend purchasers go to Ofcom to find full details of broadband speeds and mobile reception.

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





56, Purley Road, Cirencester, Gloucestershire

Approximate Gross Internal Area

Main House = 87 Sq M/937 Sq Ft

Garage = 17 Sq M/183 Sq Ft

Total = 104 Sq M/1120 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.