



**149 North Home Road, Cirencester, Gloucestershire, GL7 1DY**  
**Chain Free £345,000**

**Cain & Fuller**



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**Cain & Fuller**

An opportunity to purchase a fully refurbished four bedroom family home ideally situated for the growing family with both primary and secondary schools within 5 minutes walk and a selection of sporting and family amenities on the door step. 149 North Home road has undergone a bear bricks refurbishment in recent months to now present a truly stunning living space. The ground floor has light and open space and benefits from a large open plan living space, fantastic fitted contemporary kitchen/dinner with full range of integral appliances and storage and Bi folding doors leading to the westerly facing garden, converted garage (with full building reg approval), providing an addition bedroom/family or home office with full en-suite shower room. The first floor boasts three family sized bedrooms with a selection of built-in storage and a new contemporary family bathroom with bath and fitted shower. The property has been fully re wired, there has been a new gas fired heating system installed which is complemented by Upvc double glazed windows. There has been full redecoration and new flooring throughout. Externally there is an enclosed family garden benefiting from good privacy and a sunny westerly facing aspect ideal for small children or animals/ There is parking for two vehicles to the side of the house. Available with NO-CHAIN we urge early viewing through the vendors sole agent Cain & 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

North Home 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.

## Outside

The property benefits from an enclosed family garden with a good degree of seclusion. There is an established lawn with a large patio for enjoying the sunshine and for outside entertaining leading directly of the house through Bi folding doors. The garden is fully enclosed providing a secure and safe environment for small animals or young children and a sunny westerly facing aspect.

## Parking

There is parking on a gravelled driveway to the side of the house

## Council Tax

Band B

## Mobile and Broad band

For broadband and mobile speeds we recommend going to Ofcom

## Viewing

Through Cain and Fuller in Cirencester

## EPC

C rating

## 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



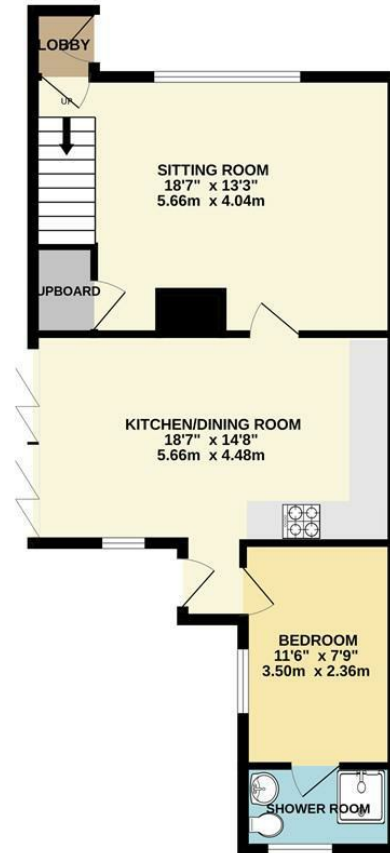




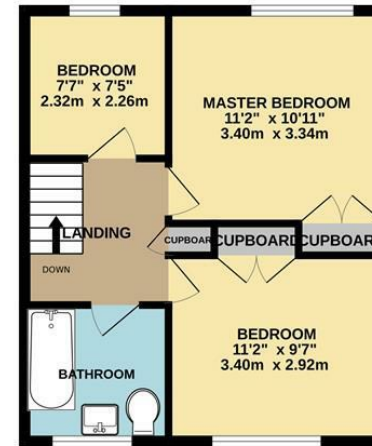




GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



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

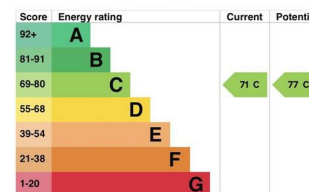


TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.