



53 Cranhams Lane, Cirencester, Gloucestershire, GL7 1UA
Chain Free £485,000

Cain & Fuller

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Cain & Fuller

Cain & Fuller are pleased to offer for sale 53 Cranhams Lane a rare opportunity within this favoured location to purchase a detached bungalow. The bungalow benefits from a large principle living space which is divided into lounge and dining areas, the lounge being a good size with a dual aspect and opening onto the dining area with double doors leading to a large conservatory with access to the private rear garden. There is an extensive fitted kitchen with selection of integral appliances and good storage with rear door leading to the garden. A large hallway gives access to the three bedrooms and family bathroom, with the master bedroom benefiting from built-in wardrobes and a useful en suite shower room. The accommodation is warmed by a gas fired central heating system which has recently benefited from a new boiler this is complemented by a series of Upvc double glazed windows and doors throughout the property. Externally the bungalow has established gardens to front, side and rear, with a single garage and driveway with off road parking for two cars. We urge early viewing of this detached bungalow which we bring to the market with no chain.

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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

Shalford 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

Number 53 benefits from a corner plot position with gardens to front, rear and side. The main garden boasts a high degree of seclusion and a sunny south facing aspect, the garden has been laid to a low maintenance format with a large decked area located directly of the conservatory. The garden creates a safe and secure environment for small animals and young children with side gated access to the drive way and rear garden. The rear garden is laid to slabs and contains an additional timber storage shed and side access. A personal door gives access to the detached single garage.

Garage and driveway

To the side of the property there is a single detached garage with door to front, personal door to rear to garden, power and light and useful eaves storage.

Council tax

Band E

EPC

To follow

Mobile and broadband

We recommend incoming purchasers to check mobile reception and download speeds on Ofcom

Viewing

Through Cain and 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.

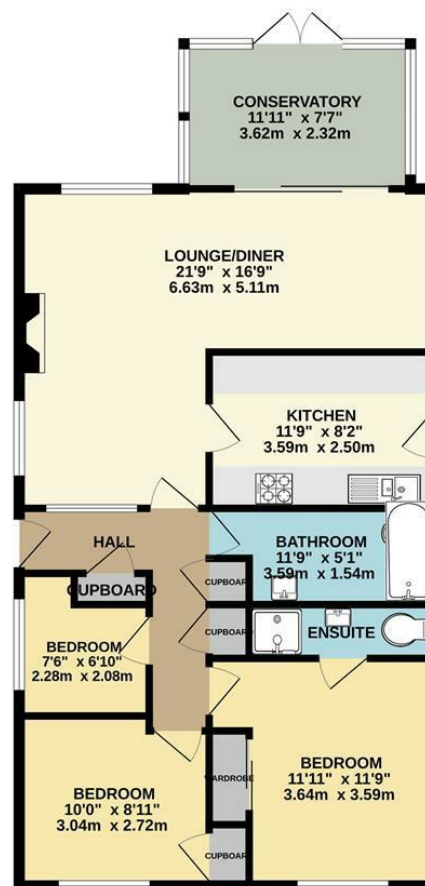
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

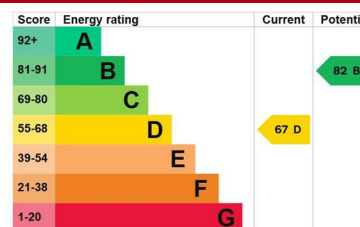




GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.