



93 Pheasant Way, Cirencester, Gloucestershire, GL7 1BJ
Chain Free £350,000

Cain & Fuller

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A superb opportunity to purchase a good sized two bedroom detached bungalow located within this highly sought after area on the outskirts of Cirencester town close to a full range of amenities and facilities that the town has to offer. The accommodation is presented in good condition throughout benefiting from a gas fired central heating system complemented by Upvc double glazed windows. The main living room is located to the rear of the property with window and opening double doors leading onto the secluded rear garden. To the front there is a well fitted kitchen with excellent range of storage, to the side elevation two double bedrooms each with a good selection of built-in storage space and a bathroom with fitted bath and shower. Externally the bungalow benefits from a secluded and low maintenance rear garden with a selection of established borders and patio seating area to enjoy the summer months. A single garage is located to the side with block paved parking for two vehicles to the side of an attractive front garden. We are able to bring this property to the market in a chain free position and recommend 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

Pheasant Way 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

Externally the bungalow benefits from a secluded and low maintenance rear garden with a selection of established borders and patio seating area to enjoy the summer months. There is also a timber storage shed for storage and a handy rear gated access. A single garage is located to the side with bloc paved parking for two vehicles to the side of an attractive front garden.

Council tax

Band D

EPC

To follow

Single garage and driveway

There is a single garage to the side of the bungalow with power and light and an electric door. Driveway with parking for two vehicles.

Tenure

Freehold

Broadband and Mobile

We recommend purchasers check Ofcom for broadband speeds and mobile reception

Viewing

Through 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.

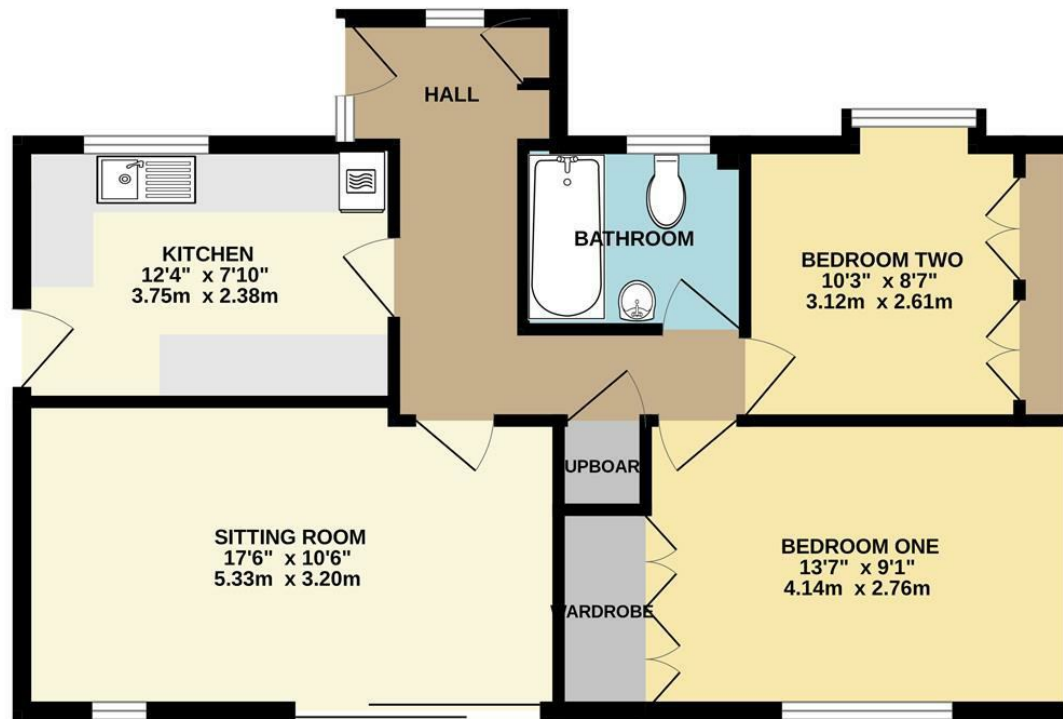
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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