



**30 Martin Close, Cirencester, Gloucestershire, GL7 1XY**  
**Asking Price £389,950**

**Cain & Fuller**



**14 Dyer Street • Cirencester • Gloucestershire GL7 2PF**

**T: 01285 640604**

**E: [info@cainandfuller.co.uk](mailto:info@cainandfuller.co.uk) • [www.cainandfuller.co.uk](http://www.cainandfuller.co.uk)**

**Cain & Fuller**

A unique opportunity to acquire a stylish refurbished and extended four bedroom family home located on the edge of Cirencester town with excellent access to all of the amenities and facilities it has to offer including a range of primary and secondary schools. In recent years the present vendor has created a contemporary living space with large living room to the ground floor giving light and interesting accommodation, lounge area leading to an extended dining/family space a light area with ceiling lantern and Bi-folding doors leading onto the south facing secluded rear garden. To the front aspect the house benefits from a comprehensively fitted contemporary kitchen with excellent range of storage and selection of integral appliances, large picture window to front garden. The first floor boasts two double bedrooms the master of which enjoys a light south facing aspect and a family shower room, located off open landing with stairs to the second floor. The top story of the house boasts a full width large double bedroom, a further double bedroom has stunning views over to the Cirencester, these rooms are serviced by a contemporary family bathroom. The house boasts a gas fired central heating system complemented by Upvc double glazed windows and doors. Externally the rear garden is established and benefits from a high degree of seclusion with a south facing sunny aspect. The garden is low maintenance and creates a secure environment for small animals or young children with side gated access to the front of the house. Martin Close gives direct access to the Roman Amphitheatre a fantastic open space for the growing family and dog walking all times of the year. We urge early viewing of this stylish and appealing living space through 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**

Martin Close 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.

## **Parking**

The property benefits from a low maintenance driveway with parking for two cars, side gated access to the rear garden, entrance door to house.

## **Council Tax**

Band C

## **EPC**

To follow

## **Broadband and mobile**

We recommend purchasers log onto Ofcom to get information on 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

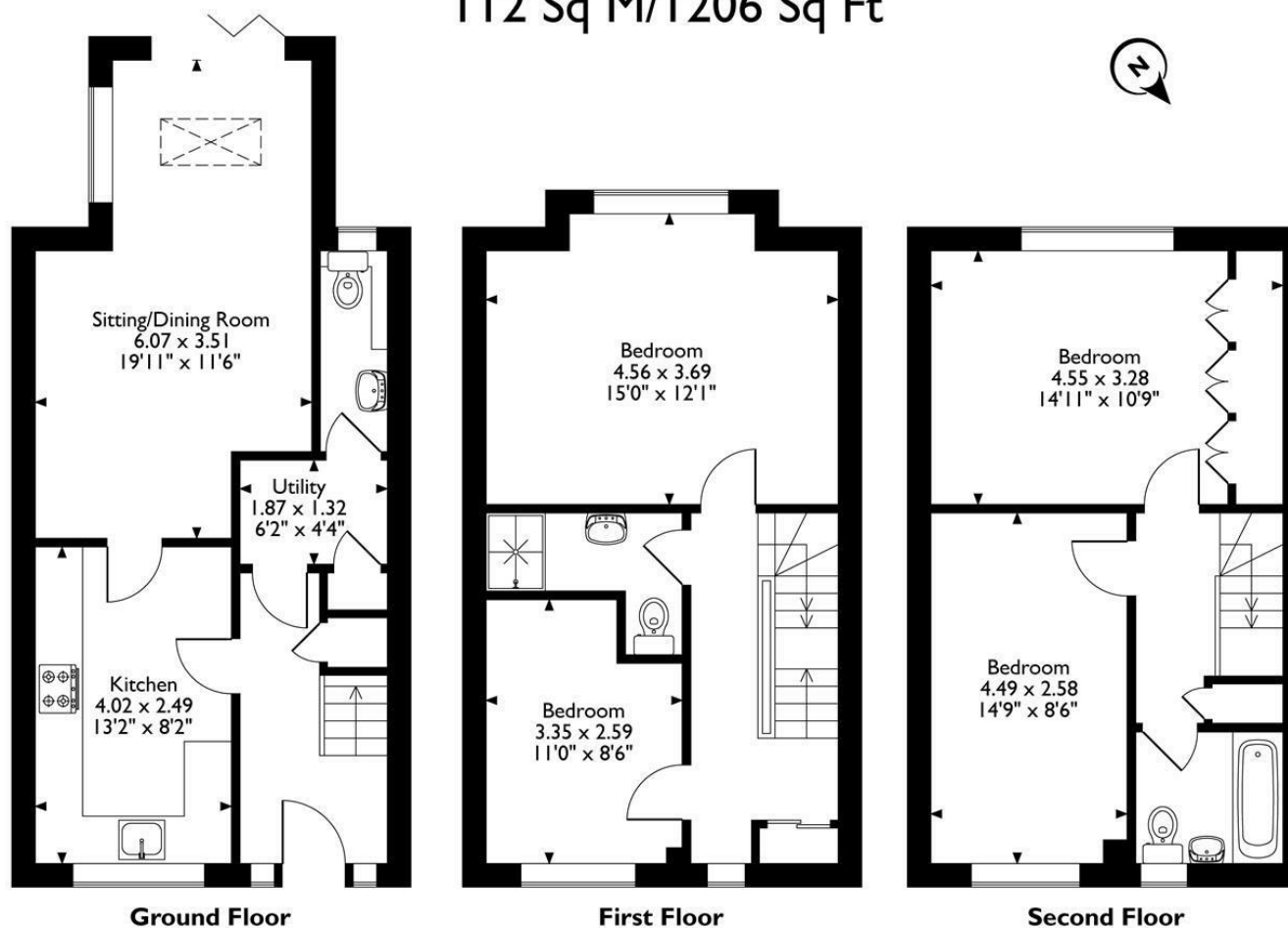








30, Martin Close, Cirencester, Gloucestershire  
Approximate Gross Internal Area  
112 Sq M/1206 Sq Ft

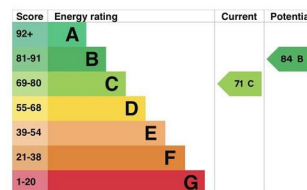


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy rating and score

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

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



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