



**51 North Hill Road, Cirencester, Gloucestershire, GL7 1PG**  
**Chain Free £545,000**

**Cain & Fuller**



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A superb opportunity to purchase a well presented extended detached three bedroom bungalow located in a highly sought after position on the edge of Cirencester town close to a selection of amenities and facilities. Number 51 North Hill occupies a large corner plot with a high degree of seclusion and benefiting from a sunny south westerly facing orientation. The current owner has both extended and refurbished the bungalow in recent years to now present a high quality flexible living space with many benefits. The principal living areas boast access directly onto the sunny gardens with ample space for soft furnishings and to the lounge a large Wood burning stove ideal for those winter evenings. A modern refitted kitchen/diner offers an excellent range of storage with integral appliances and ample space for large dining table. There are three well proportioned bedrooms the master with useful en suite shower room and an additional family bathroom with a white modern suite to service the rest of the family. The accommodation is warmed throughout by a gas fired central heating system complemented by double glazed windows and doors, of special note is the recent redecoration to present this property in superb condition. Externally the bungalow occupies a large corner plot with large attached garage to side. The main garden area is laid to lawn with selection of patio areas and also useful green house and brick built storage shed. The vendors have also installed a rainwater harvesting system, extremely handy. The plot offers further scope for extension of the property subject to planning consent from the local planning office. We are able to bring this property to the market in a chain free position and would urge early viewing through the vendor's sole agent.

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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 Hill 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

Externally the bungalow occupies a large corner plot with large attached garage to side. The main garden area to the rear and side is laid to lawn with selection of patio areas and also useful green house and concrete panel built storage shed. To the front of the bungalow there is a long drive with plenty of parking, low maintenance garden.

The vendors have installed a rain water harvesting system which means they receive a rebate annually the harvesting system takes water from the rear roof into an underground tank for storage and use when needed.

## Double garage

To the side of the bungalow there is a large double size garage with power and light, door to front and doors opening up to the rear garden. A great space as a workshop or for those with hobbies.

## Council Tax

Band D

## Broadband and mobile phone

We recommend potential purchasers go to Ofcom for advice on broadband and mobile reception.

## EPC

To follow

## 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.









Approximate Gross Internal Area  
1175 sq ft - 109 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.