



14 Spire View, Cirencester, Gloucestershire, GL7 1WP
Asking Price £234,500

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

Available to **FIRST TIME BUYERS ONLY !!** An opportunity to purchase this modern high specification two bedroom semi detached home located in a sought after area on the edge of Cirencester town in easy reach of a selection of amenities and facilities. Number 14 Spire View forms part of a discount home ownership scheme available to purchasers who presently live within the Cirencester area and comply with the local connection criteria, the relevant form is available from Cain & Fuller. The property benefits from an extensively fitted kitchen to the front aspect with selection of built-in appliances, large entrance hallway with useful downstairs cloakroom and stairs to the first floor accommodation. To the rear of house a large, light and open lounge/diner benefits from a private aspect and access onto the westerly facing secluded garden. Most of the ground floor benefits from attractive and practical Karndean flooring ideal for the growing family. To the first floor there are two large double bedrooms and a well appointed contemporary family bathroom with window to rear. The house is warmed by a gas fired central heating system which is complemented by double glazed windows. We urge early viewing of this great property through Cain & Fuller in Cirencester.

Asking Price £234,500



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. The town is serviced by a popular Waitrose store, along with centrally located M&S Simply Food, and on the outskirts of town a large Tesco Extra, Aldi and Lidl. There is also a celebrated local Hospital an asset for any Market town. 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

Spire View 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.

Discount Home Ownership Scheme

Number 14 Spire View forms part of a discount home ownership scheme available to purchasers who presently live within the Cotswold district area and comply with their local connection criteria. Applicants purchase the freehold at a discounted 70 % figure through this scheme. The relevant form to purchase this house is available from Cain & Fuller in Cirencester

Outside

A low maintenance garden to the front of the house with pathway to entrance door. The rear garden benefits from a sunny westerly facing aspect is laid to lawn with an established patio to the rear of the house. The garden is fully enclosed creating a safe and secure space for small animals or young children. There is a gated rear access in the corner of the garden.

Parking

There is allocated parking for two cars in front of the house.

Viewing

Through the vendors sole agent Cain & Fuller in Cirencester

EPC

B rating

Council Tax

Band C

Tenure

Freehold

Broadband and mobile

We recommend potential purchasers go to Ofcom for broadband speeds and mobile reception

Agents Notes

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





