



16 Apsley Road, Cirencester, GL7 1SR
Chain Free £299,950

Cain & Fuller

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Cain & Fuller

A superb opportunity to purchase an established three bedroom family home located in a popular location on the edge of Cirencester town close to a selection of amenities and facilities including a selection of primary and secondary schools. The property is presented in excellent condition benefiting from a gas fired central heating system complemented by Upvc double glazed windows and doors throughout. The ground floor boasts a light kitchen/diner with a selection of well presented storage and ample space for a large dining table. Windows to both aspects and a rear door giving access to the sizeable rear garden. Entrance door to the property leads to hallway with stairs to first floor accommodation and door to a dual aspect lounge focused around an attractive fireplace. The first floor benefits from three double bedrooms and a modern contemporary shower room ideal for the growing family. Externally the property boasts sizeable and secluded gardens to front and rear creating a secure and private environment for young children or small animals. We are able to bring this property to the market in a chain free position and urge early viewing through cain and 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

Apsley road is 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

To the front of the house there is an established hedge giving a degree of privacy with gated access to pathway leading to entrance door and side access to the rear garden. Many other residents within the road have dropped the curb at the front providing off-road parking for two or three vehicles. This would be possible subject to permission from the local authority.

The rear garden is an outstanding feature of the property mainly being laid to lawn and offering a safe and secure environment for small animals or young children, being fully enclosed by fencing and benefiting from a secluded aspect. There is a timber storage shed/workshop contained within the garden.

Council tax

Band B

EPC

To follow

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.

Broadband and mobile

We advise purchasers to go to Ofcom to check broadband speeds and mobile reception.

Tenure

Freehold

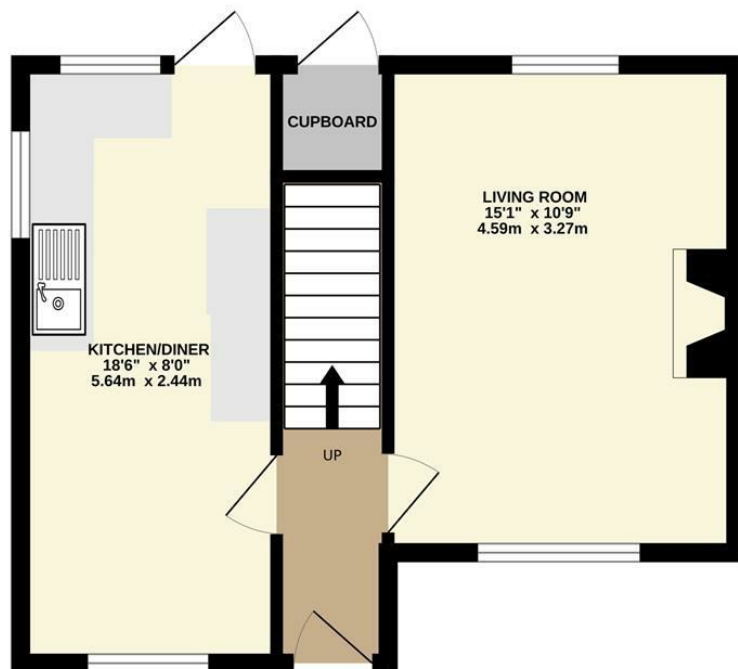
Viewing

Through cain and fuller in Cirencester

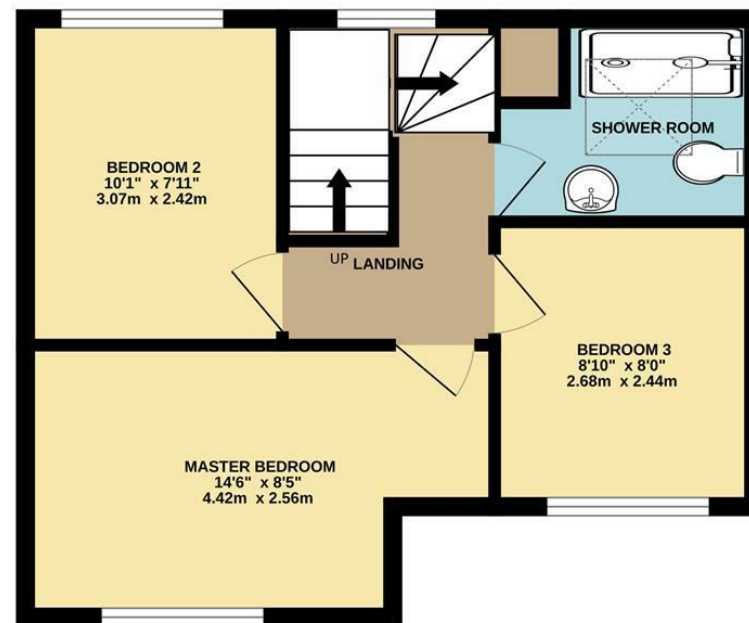




GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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