



**30 Lawrence Road, Cirencester, GL7 1SD**  
**Chain Free £278,500**

**Cain & Fuller**



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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 house has been in family ownership for many years and offers both flexible and well proportioned living space warmed throughout by a gas fired central heating system. The ground floor boasts two large reception rooms, a comprehensive fitted kitchen and good sized entrance hall with stairs to the first floor. The first floor benefits from three double bedrooms ideal for the growing family and a modern family bathroom with window to the rear aspect. The accommodation is in need of some cosmetic refurbishment and as such offers a great opportunity to acquire a property at a reasonable figure in this popular area. Externally the front of the property has double gates giving vehicle access to a driveway in front of the house. The rear garden is an outstanding feature of the house being laid to lawn with a selection of entertaining areas and bordering flowerbeds,. The rear garden is secluded creates 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

Lawrence 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

Externally the front of the property has double gates giving vehicle access to a driveway in front of the house, side archway gives access to the rear garden. The rear garden is an outstanding feature of the house being laid to lawn with a selection of entertaining areas and bordering flowerbeds,. The rear garden is secluded creates a secure and private environment for young children or small animals.

## Viewing

Through Cain & Fuller the vendors sole agent in Cirencester

## Council tax

Band B

## EPC

To follow

## Broadband & mobile

We recommend the purchasers go to Ofcom for information on broadband and mobile reception.

## Tenure

Freehold

## 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.



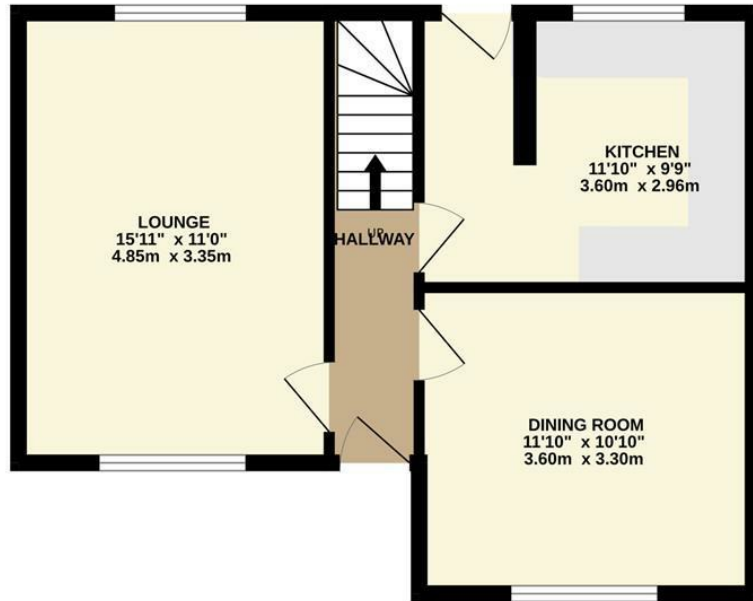




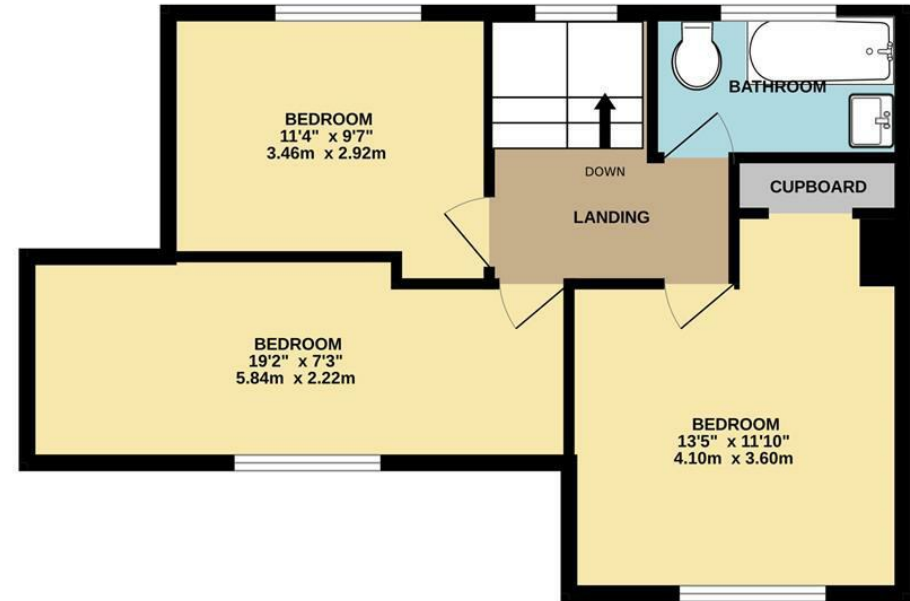




GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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