



1 Priory Close, Cirencester, Gloucestershire, GL7 2HJ
Chain Free £380,000

Cain & Fuller

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Cain & Fuller

A unique opportunity to purchase a modern low maintenance three bedroom semi detached town house located within the heart of Cirencester town close to all of the amenities and facilities that this highly sought after town offers. The property is presented in excellent condition benefiting from a modern fitted kitchen with selection of appliances, useful down stairs cloak room off a practical utility room with door to garden. The main reception space is located to the rear of the house and benefits from a sunny westerly facing aspect and gives direct access onto the secluded and secure rear garden. To the first floor there are three bedrooms and a contemporary family bathroom with window to front aspect. The accommodation is warmed throughout by a gas fired heating system complemented by Upvc double glazed windows. Externally there are established and low maintenance gardens, of special mention is the rear garden boasting a sunny and secluded westerly facing aspect with direct access to the parking for two vehicles to the rear. Properties such as this are rarely available in the very heart of the town centre we urge early viewing through the vendors sole agent 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

Priory Close is in a sought-after location due to its proximity to the town centre which is within walking distance as well as a range of primary and secondary schools to cater for the whole family. 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 a maintenance free garden with pathway to the entrance door. The rear garden is an outstanding feature of the property as it benefits from a sunny westerly facing aspect and a high degree of seclusion. The garden is currently laid to paving creating a low maintenance and secure environment for small animals and young children and being fully enclosed with fencing with a rear gated access. There is an attractive timber Summerhouse/storage building to one corner ideal for use in the summer months.

Parking

There is parking for two cars in a private parking area directly behind the property with gated rear access from the rear garden.

Viewing

Through Cain and Fuller the vendors sole agent

EPC

C rating

Council tax

Band D

Tenure

Lease hold ask the vendors agent for details

Broadband and mobile

We recommend purchasers go to Ofcom for details on broadband speeds and mobile coverage.

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

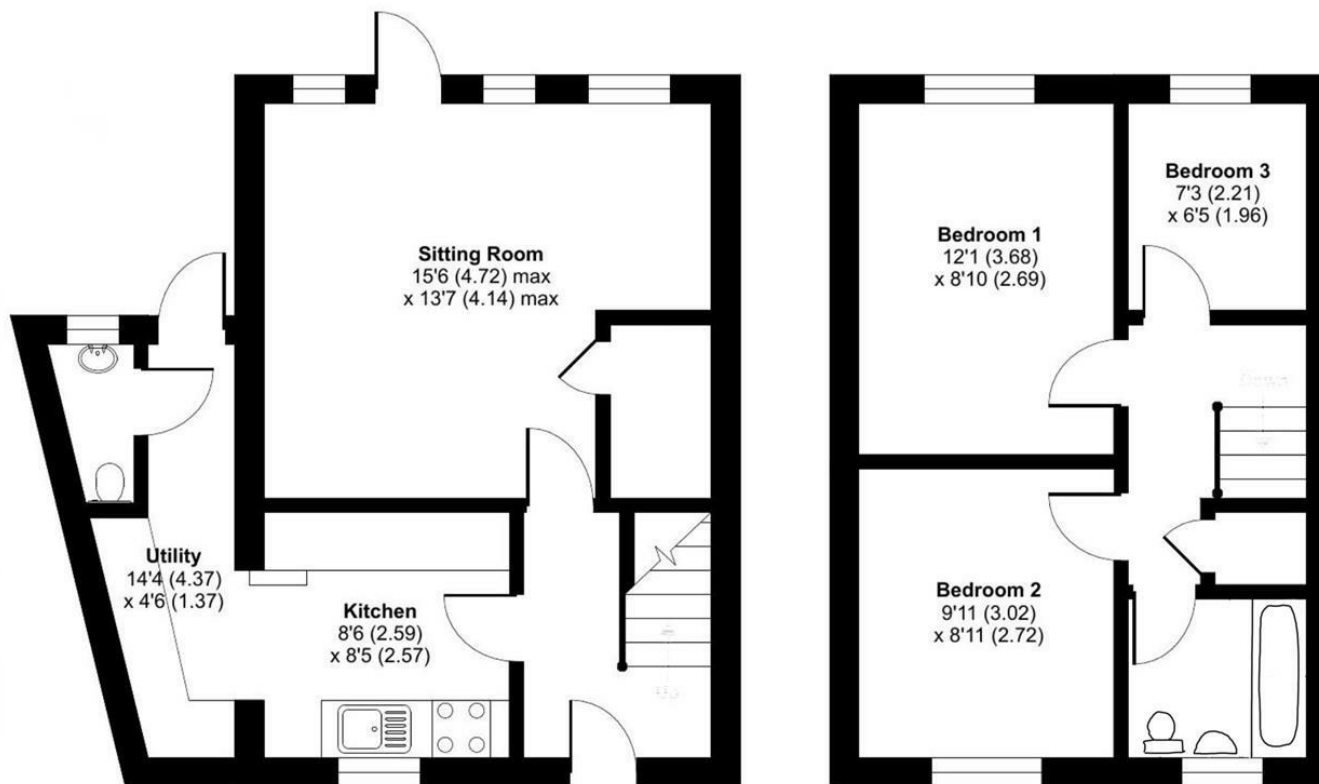
themselves as to their correctness by inspection or otherwise.

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.



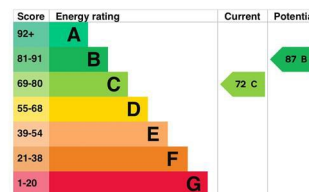




Energy rating and score

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.