



3a Cheltenham Road, Stratton, Cirencester, GL7 2HU
Offers In The Region Of £185,000

Cain & Fuller

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An opportunity to acquire a flexible split level apartment forming the upper section of a detached period building within Stratton a highly sought after village on the edge of Cirencester town close to all amenities and facilities that the area has to offer. The apartment is within walking distance of two of the town's leading primary schools, as well as a range of amenities and facilities, including village shop, post office, public houses and Cirencester park; approximately 20,000 acres of public parkland for the use of Cirencester residents. The apartment offers flexible and spacious living space with its own entrance door from Cheltenham road leading to a reception hallway with access to the secluded courtyard garden with entrance door to the living space. Hallway has stairs leading to the first floor accommodation, opens out into a large open plan landing area with access to all rooms within the property. An outstanding feature is the large main living room to the front benefiting from a a truly amazing fully vaulted ceiling with selection of exposed roof timbers and a red brick chimney breast with attractive fireplace, this room gives ample space for soft furnishings and dining table with a selection of windows to the front aspect. The open plan landing gives access to a modern fitted kitchen area with window to the rear aspect and selection of modern well presented units with integral appliances. There are two double bedrooms each with a good selection of built-in storage and a modern white family bathroom with bath and fitted shower services the property. The accommodation is warmed by a gas fired heating system complemented by Upvc double glazed windows. We urge early viewing of this property through Cain & Fuller the vendors sole agent.

Stratton

Stratton a small village positioned on the edge of Cirencester Town within a mile of the market place, this area has an Ofstead outstanding rated primary school and a selection of local amenities including village shop/post office, public house, local clubs and associations. Ideally situated for open country walks and approximately 15 minute walk into Cirencester town centre. Swindon c.16 miles; Cheltenham c.18 miles; Oxford c.38 miles Kemble station c.3 miles (London Paddington about 75 minutes)

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.'

Outside

The property benefits from a courtyard garden to the rear of the building for exclusive use of the apartment ideal for outside dining in the summer months with access to the front entrance door.

Parking

The vendor parks most evenings on Cheltenham Road and Albion street where their is unrestricted parking.

Council tax

Band B

EPC

Band C

Broadband and mobile

We recommend purchasers go to Ofcom to find out details on broadband speeds and mobile coveridge

Agents note

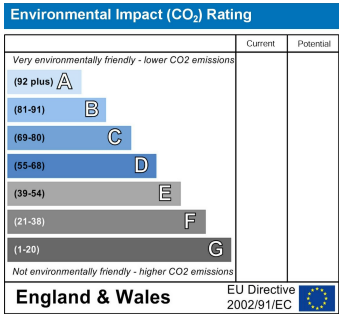
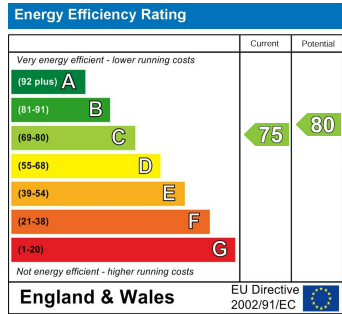
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Some of the images have been digitally enhanced we would make prospective buyers of this and recommend they do their own physical inspection of the

accommodation..

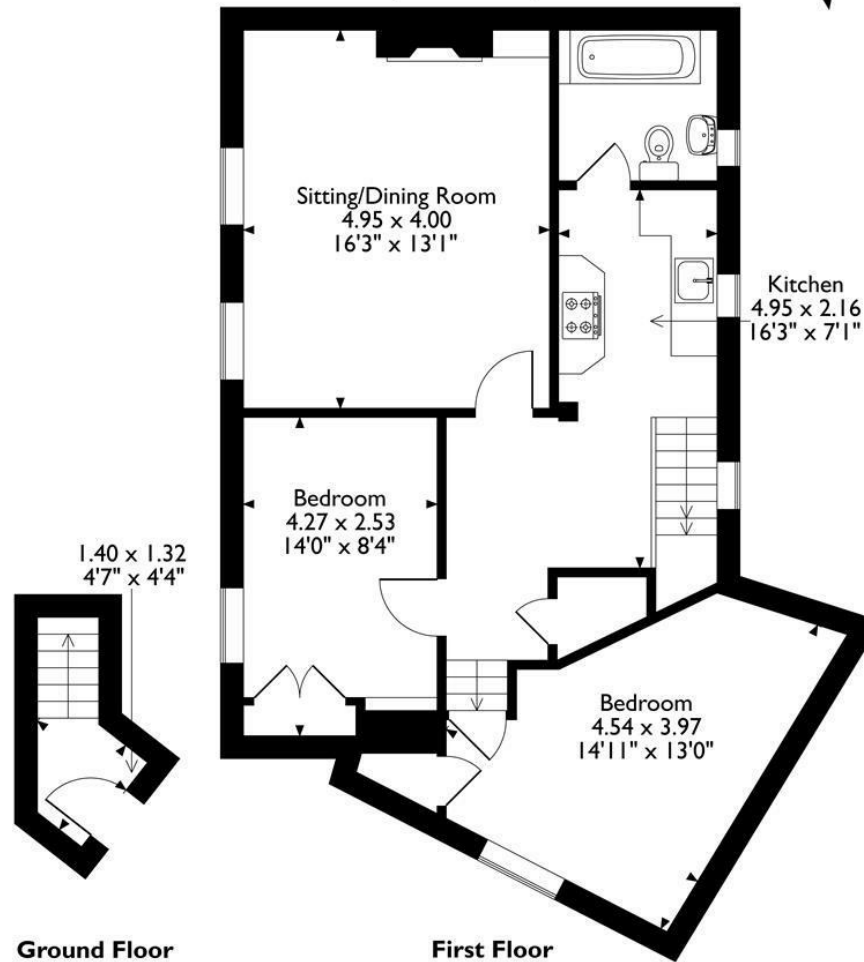
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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



3A, Cheltenham Road, Cirencester, Gloucestershire,
Approximate Gross Internal Area
71 Sq M/764 Sq Ft

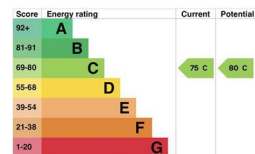


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

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