



**47 North Home Road, Cirencester, Gloucestershire, GL7 1DS**  
**Asking Price £315,000**

**Cain & Fuller**



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**Cain & Fuller**

A superb opportunity to acquire an extended and greatly improved modern three-bedroom home located in an established area on the edge of Cirencester town close to a range of primary and secondary schools. The present vendors have refurbished and extended the accommodation to a high standard in the recent past this includes a large comprehensively fitted modern contemporary kitchen/breakfast room with excellent range of storage and built in appliances, newly fitted contemporary family bathroom and the useful addition of a play/hobbies room to the ground floor accommodation ideal for the growing family. Externally there are secluded southerly facing gardens offering a secure environment for small animals or children, and parking for two vehicles. We urge early viewing of this high quality family home.

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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**

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**

The main family garden enjoys total seclusion and a sunny southerly facing aspect being fully enclosed creating a safe and secure environment for the growing family. The present vendors have gone for a low maintenance format so to maximize the usage all year round. There is an additional garden area with access into the utility area which is fully enclosed with gated rear access to the parking.

## **Parking**

The vendor parks two vehicles behind the house and garage.

## **Viewing**

Through the vendors sole agent

## **Broadband and mobile**

We recommend potential purchasers go to Ofcom for details in the area.

## **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.



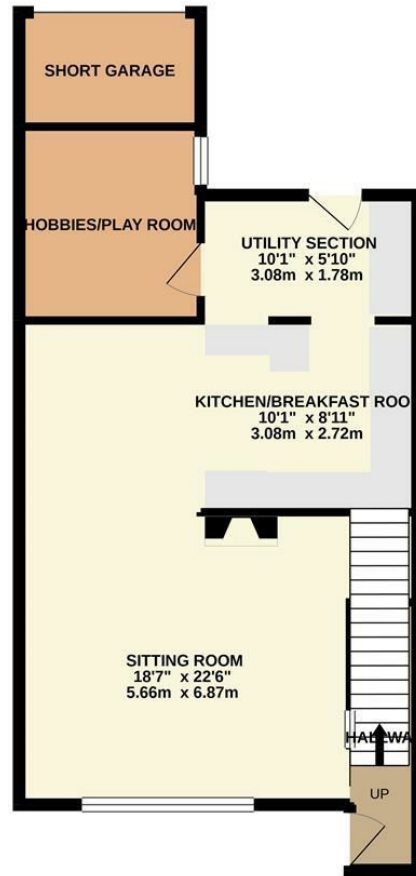




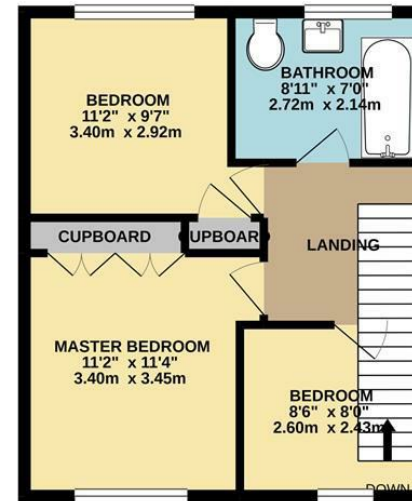




GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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