



38 Ashcroft Road, Cirencester, Gloucestershire, GL7 1QX
Chain Free £339,950

Cain & Fuller

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38 Ashcroft Road offers a unique opportunity to acquire a superbly presented extended two bedroom terrace townhouse located in the very heart of Cirencester close to a full range of amenities and facilities that the town has to offer. The property is presented in excellent condition with living space over two floors, there is a selection of period features enhanced by modern creative design to make the most of this well proportioned living space. Entrance door leads to reception hallway with period architrave and access to living space. To the front of the house a well proportioned lounge has splay bay window to the front aspect and an attractive period fireplace, to the rear of the house a large dining room gives access to a modern kitchen area with selection of contemporary fitted storage and selection of integral appliances, this space opens onto a useful and practical breakfast/family room with direct access onto the enclosed rear garden. To the first floor there are two large double bedrooms and a modern fitted family bathroom with window to the rear aspect. The accommodation is presented in superb condition throughout and benefits from a gas fired heating system complemented by double glazed windows. Externally the house benefits from an attractive rear garden with a high degree of seclusion, parking for residents in Ashcroft Road is via residents parking permits there are two full-time permits available on this property. Call the vendors sole agent for further details or to view.

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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

Ashcroft 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 property benefits from a low maintenance front garden with pathway leading to entrance door, with quarry tiled storm porch. The rear garden is an outstanding feature of the townhouse with a high degree of seclusion, fully gated and providing a safe environment for small animals or young children. The garden is low maintenance with a selection of established borders stocked with plants and shrubs. There is a good sized lean to workshop/storage space useful in a town environment for storing bicycles etc.

Residents Parking Scheme

Residents of Ashcroft Gardens have the benefit of a parking scheme there are two full-time permits available for the owners of six Ashcroft Gardens which gives parking on a 24/7 basis

Loft space

The current vendor has installed two velux windows into the loft which is presented in excellent order for storage, some people in the road have converted this space to an additional bedroom subject to the normal planning approval.

Broadband and Mobile

We recommend purchasers go to Ofcom to gain information on broadband speed and mobile reception

Viewing

Through the vendors sole agent Cain and Fuller in Cirencester

EPC

D rating

Council Tax

Band C

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.

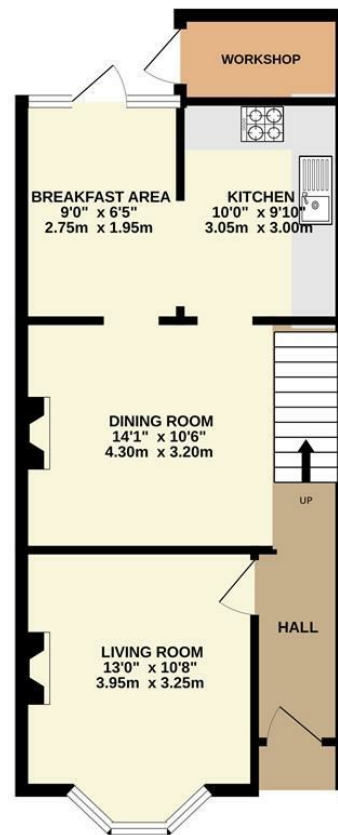
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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
486 sq.ft. (45.2 sq.m.) approx.



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



TOTAL FLOOR AREA: 865 sq.ft. (80.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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