



73 Gardner Court, Cirencester, Gloucestershire, GL7 1JJ
Asking Price £165,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

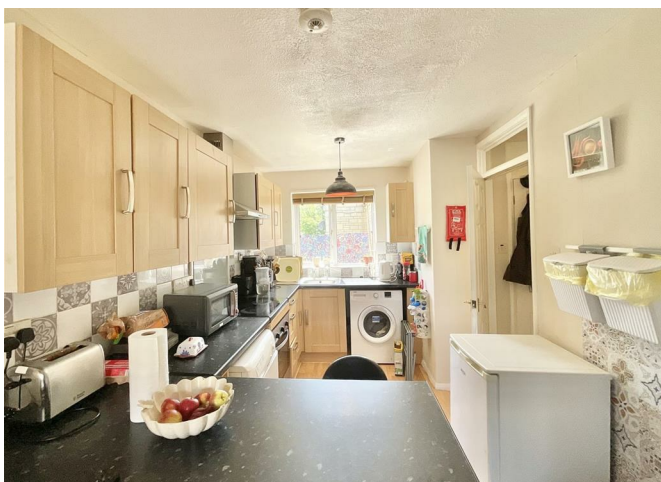
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Cain & Fuller

An opportunity to purchase a spacious two bedroom maisonette located within the heart of Cirencester close to a full range of amenities and facilities that the town has to offer. In recent years the property has been improved to now offer a modern fitted kitchen/diner, white family bathroom with bath and separate shower enclosure and heating via a selection of thermostatic heaters. The present vendors have presented the property in excellent order with redecoration to most rooms to present an appealing and light living space. Externally the maisonette shares the use of a lawned and secure garden area ideal for the summer months. Owners of the property also have the right to a permit to park in the residents car park to the side of the cul de sac, ideal within the area. We urge early viewing of this appealing living space through the vendors sole agent Cain & Fuller in Cirencester.

Asking Price £165,000



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 maisonette has the right to use a garden area located next to the building, this is shared with the other ground floor maisonette. The garden area is laid to lawn being fully secure and providing a secure environment for children or small animals.

Residents Permit Parking

There is a parking permit available to owners of the maisonette to park one vehicle in the residents car park.

Broadband and mobile

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

Council Tax

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.

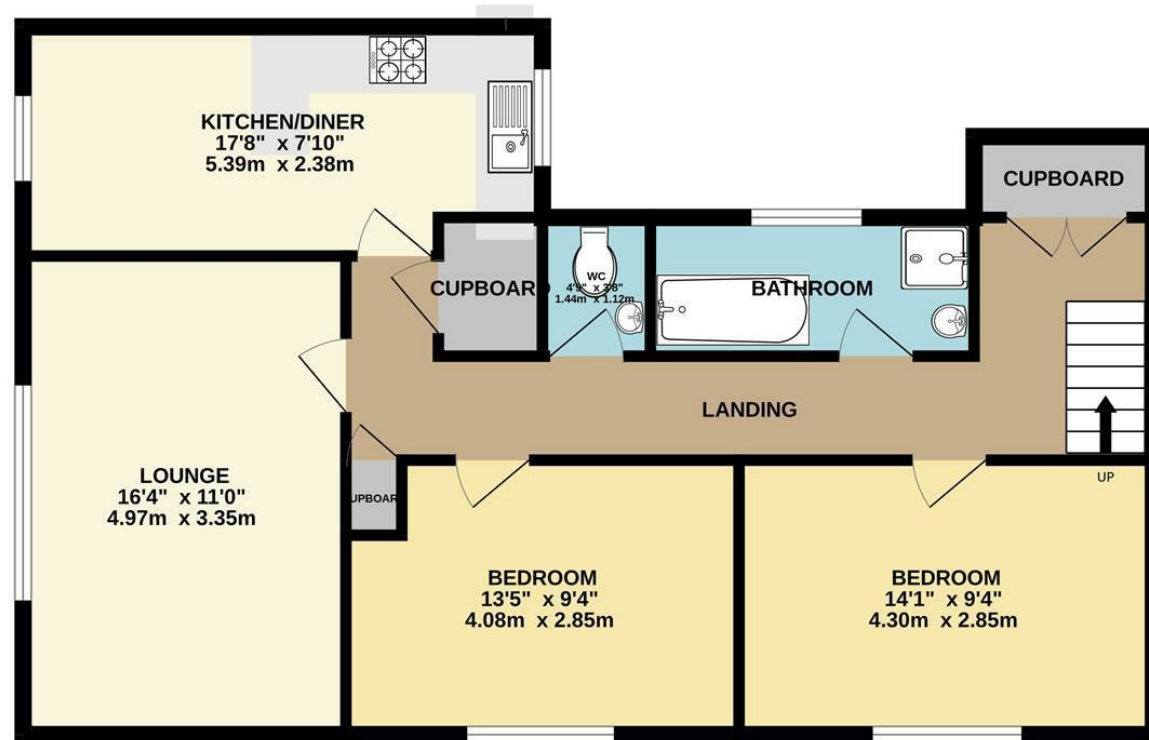
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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
810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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