



**17 Kemble Drive, Cirencester, Gloucestershire, GL7 1WZ**  
**Chain Free £259,950**

An ideal opportunity to purchase this two bedroom modern home located in a sought after area on the outskirts of Cirencester close to a full range of amenities and facilities including primary and secondary schools. The property is warmed throughout by a gas fired central heating system and benefits from a fully fitted kitchen with a range of built in appliances and patio doors opening onto the rear garden. To the front of the house there is a good sized lounge with laminate floor and picture window to front aspect. To the first floor, the master bedroom has built in wardrobes along one wall with sliding mirrored doors and picture window to the rear, the second bedroom is of a good size with window to front. There is a modern white bathroom with bath and fitted shower. Externally, there is a low maintenance garden to the rear which is enclosed by fencing creating a safe and secure area for small animals or young children. There is allocated parking to the side of the terrace in a residents car park. We are able to bring this modern two bedroom house to the market in a chain free position call Cain & Fuller for a viewing.





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

Kemble Drive is in 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

To the front of the house there is a low maintenance gravelled garden with pathway to entrance door. To the rear of the house there is a private and secluded garden laid to slabs and gravel fully enclosed creating a safe and secure space with timber storage shed in corner.

Council Tax

Band C

Epc

Band C

Allocated parking

There is allocated parking within a parking area to the side of the terrace.

Mobile and broadband

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

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 Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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