



44 Millennium Way, Cirencester, Gloucestershire, GL7 1FJ
Asking Price £485,000

Cain & Fuller

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A superb opportunity to purchase a modern detached bungalow located on the edge of Cirencester Town, close to a full range of amenities and facilities that the town has to offer. 44 Millenium Way is presented in superb condition, benefiting from gas fired central heating complemented by uPVC double glazed windows throughout and the recent addition of a stunning fully double glazed Conservatory taking full advantage of a southerly facing aspect and giving direct access onto the private rear garden. The bungalow offers light and well proportioned living space with a large open plan lounge with aspects to the rear garden, a good sized dining room to the front with large picture, recently added conservatory to the rear aspect and well fitted kitchen/breakfast room to the front of the property with a selection of built-in appliances and excellent storage. A large hallway also gives access through to two large bedrooms, the master with an En suite Shower room currently being refitted by the present vendors to a modern contemporary standard. There is a separate guest bathroom with window to side. Ideal for visitors. The property is presented in excellent order throughout and offers light and spacious accommodation on one storey. Externally the bungalow occupies a corner plot with secluded south facing gardens and a single detached garage to the front with driveway. The property does offer the possibility of extension to the side subject to planning consent and building regulation. Bungalows are so rarely available on the edge of town and we would urge early viewing.

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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

Millenium Way 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

The property benefits from occupying a corner plot with low maintenance gardens to three sides with good side access. To the rear of the bungalow there is a southerly facing low maintenance garden which boasts a high degree of privacy with a selection of established shrubs and flowering plants and includes some established specimen trees. To the front of the bungalow there is lawn and slabbed pathway to the porch and entrance door, side access to the rear garden.

Single garage and driveway

The driveway allows parking for two vehicles to the front of the garage, a single garage to the front of the bungalow with power and light, door to the front aspect.

Broadband and mobile

We recommend purchasers go to Ofcom to get details on broadband and mobile coverage.

Council Tax

Band D

Viewing

Through Cain and Fuller the vendors sole agent

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.

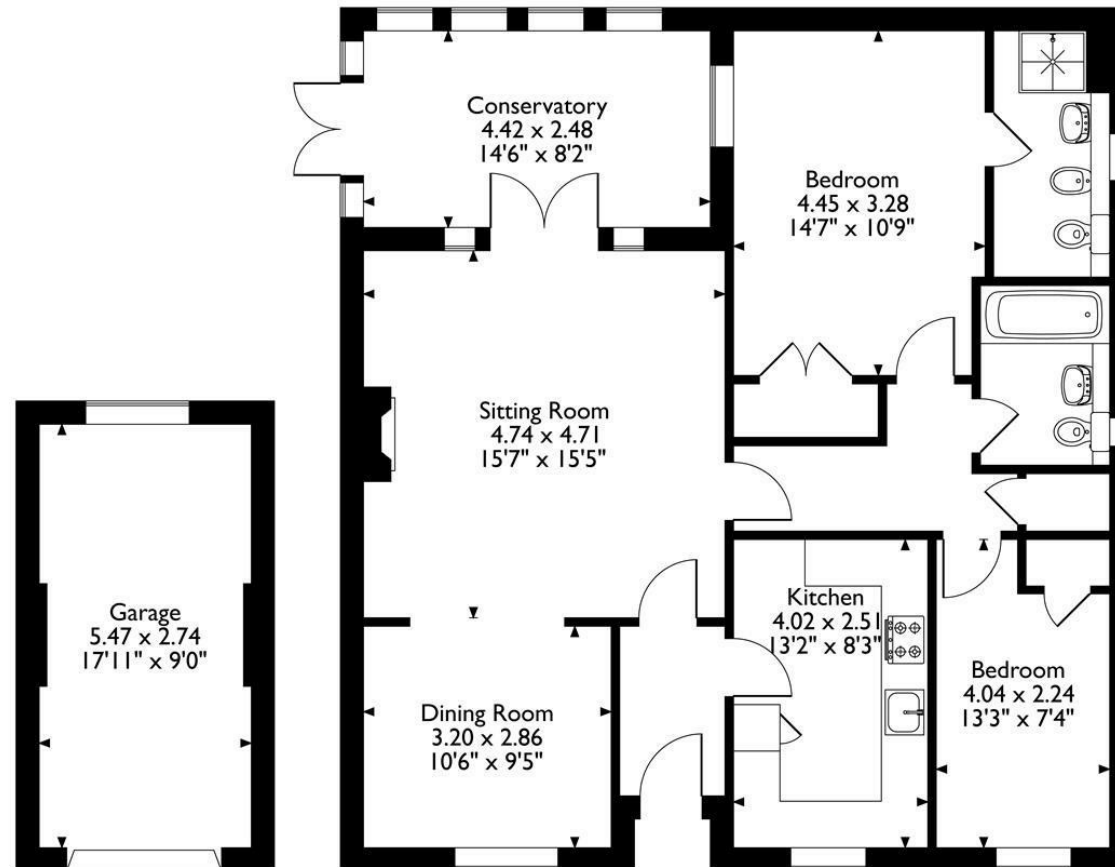
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.





44, Millennium Way, Cirencester, Gloucestershire
Approximate Gross Internal Area
Main House = 101 Sq M/1087 Sq Ft
Garage = 15 Sq M/161 Sq Ft
Total = 116 Sq M/1248 Sq Ft



Ground Floor

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.