



**47 Purley Road, Cirencester, GL7 1EP**  
**Asking Price £475,000**

**Cain & Fuller**



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A superb opportunity to purchase this extended and refurbished three bedroom period town house located in a sought after position within Cirencester town centre close to a range of amenities and facilities including a selection of parks and some of the town's most sought after primary and secondary schools. The house benefits from a range of period features complemented by the modern convenience. The accommodation has been extended in the past to provide a flexible and well proportioned living space over three stories for the growing family. To the ground floor there are three well proportioned reception rooms, a refitted kitchen with range of built-in appliances, attractive reception hallway with useful downstairs cloak room. To the first and second floors there are three double bedrooms with a selection of built-in storage and a large and light family shower room. The property is warmed throughout by a modern pressurised gas fired heating system which is complemented by sympathetic double glazed windows. Externally the property boasts a good sized family garden mainly laid to lawn with established borders and a selection of outside dining areas all boasting a good degree of seclusion. To the rear of the garden there is a recently completed high specification studio/home office measuring 14 ft x 14 ft ideal for those who are home working or amazing additional family living space. The garden provided a safe and secure outside space for small animals or young children. The house forms part of a residents parking scheme ask the vendors sole agent for further details. To view this superb town property call the vendors sole agent Cain & Fuller in Cirencester.

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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

Purley Road is in a much sought-after location due to its proximity to the town centre which is within walking distance. Most of the town consists of period town houses and cottages. 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.'

## Garden studio/home office

A recently completed high specification studio/home office measuring 14ft x 14ft ideal for those who are home working or amazing additional family living space , a real asset to any family town house.

## Outside

Externally the property boasts a good sized family garden to the rear mainly laid to lawn with established borders and a selection of outside dining areas all boasting a good degree of seclusion. To the rear of the garden there is a recently completed high specification studio/home office a real asset to the accommodation. The garden provided a safe and secure outside space for small animals or young children.

To the front of the house there is an attractive low maintenance garden gated and retained by an established wall with pathway giving access to the entrance door.

## Viewing

Through Cain & Fuller in Cirencester

## Council Tax

Band C

## Tenure

Freehold

## Residents Parking Scheme

Property benefits from a residence parking scheme with two full-time permits available for occupants of the property additional holiday permits available on request please ask the vendors soul agent for further details

## 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







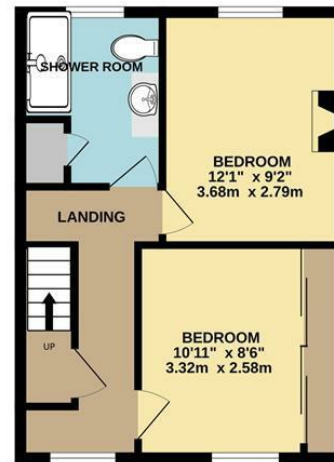




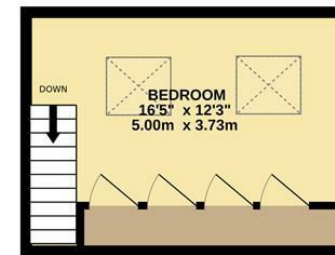
GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR  
201 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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