



Alverton, Purley Road, Cirencester, Gloucestershire, GL7 1EP
Asking Price £469,950

Cain & Fuller

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A delightful refurbished Town House offering purchasers a unique and rare opportunity to acquire a superbly presented end terrace town house having recently undergone refurbishment by the present vendors to now offer a flexible high quality modern living space with a selection of desirable character features aligned with modern contemporary design. Externally the house boasts a sunny westerly facing rear garden measuring approx. 90 ft with a selection of decked and paved entertaining spaces as well as well tended lawns which create an ideal environment for young children or small animals. Purley Road also benefits from a residents permit parking scheme enabling residents to park 24/7 in the road. ideal for those who are home working. We urge early viewing of this attractive three bedroom town house as properties in Purley Road are rarely available, 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. 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.

Description

Period entrance door leads to a light hallway with stairs to first floor and access to downstairs rooms, selection of attractive architrave and wood floor which runs through most of the ground floor. To the front aspect there is a well proportioned attractive lounge with focal fireplace fitted with clear view wood burner, large picture window to front with fitted privacy blinds. To the rear of the house the vendors have created a modern contemporary kitchen/diner fitted to a high standard with an extensive selection of storage and range of built in quality built-in appliances. This room has ample space for a large dining table with glazed door leading to the garden room to the rear. An additional door to the side opens onto a useful utility room with access to the down stairs Wc and further internal door to the garden room which gives direct access to the westerly facing rear garden. The first floor benefits from three light and well proportioned bedrooms and an attractive and spacious family bathroom fitted with a refurbished period suite, bath and shower, window to the rear aspect. We must point out that the house is presented in prestige condition by the present vendors and benefits from a modern gas fired central heating system.

Outside

Externally the house boasts a sunny westerly facing rear garden measuring approx. 90 ft with a selection of decked and paved entertaining spaces as well as well tended lawns which create an ideal environment for young children or small animals. At the rear of the garden there is a good sized timber storage shed/workshop with a storage/recycling area to side.

To the front of the house the vendors have created a low maintenance and attractive garden with period pathway leading to the entrance door, there is side gated access to the rear garden.

Residents permit parking

Residents in Purley Road benefit from a residents parking scheme with two full time permits being allocated to each

property allowing parking in the street 24/7 ask the vendors sole agent for details.

Viewing

Through 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

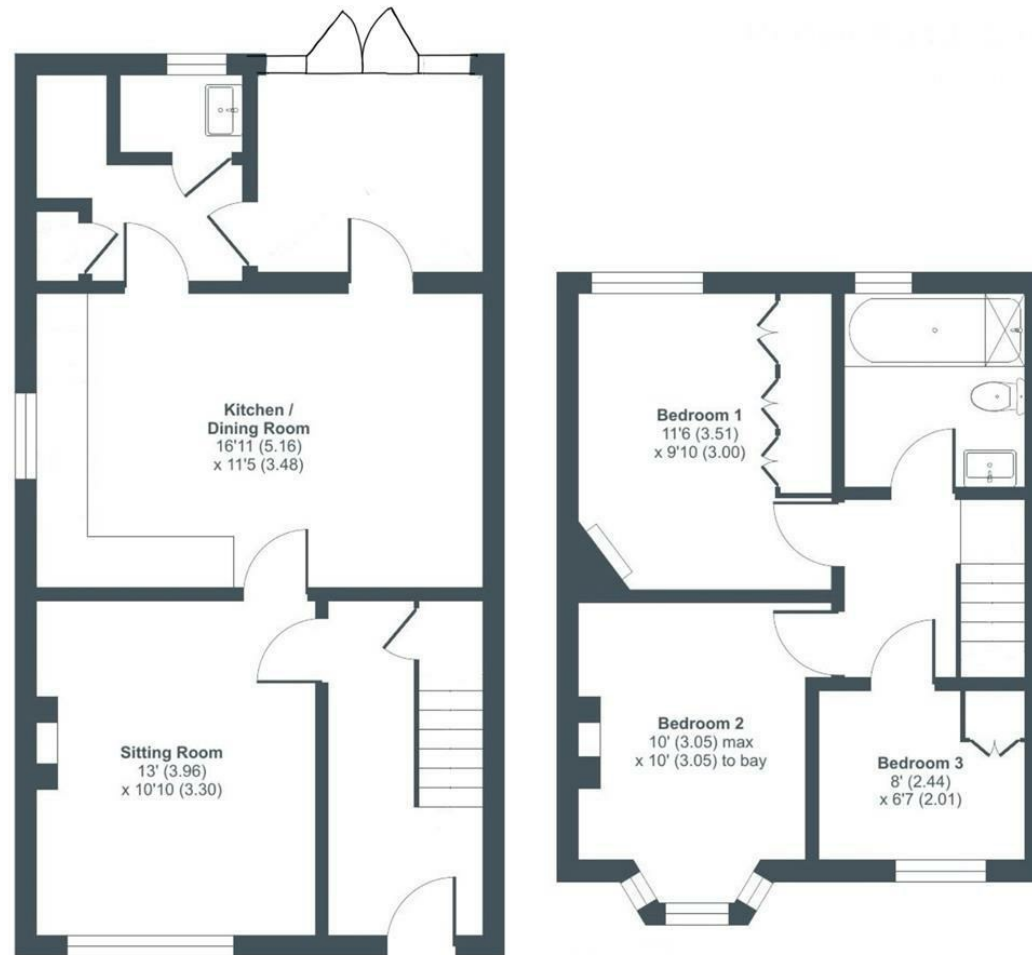




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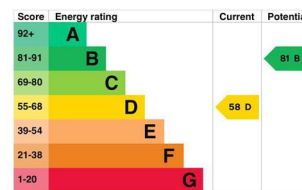




Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.