



3 Bridge Close, Cirencester, GL7 1NH
Asking Price £240,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

An opportunity to purchase a well proportioned three bedroom family home located on the edge of town near a selection of amenities and facilities. The present vendors have improved the property in recent years and now present a modern and attractive family home, entrance door leads to a large welcoming hall way with stairs to the first floor and access to the rear of the house. The property benefits from an extensively fitted kitchen/diner with a comprehensive range of storage and a selection of modern appliances, window and door to the garden, this space opens out onto a large and light dining area with ample space for large dining room table. There is a dual aspect main lounge a well proportioned room with double doors leading to the garden. The first floor is ideal for the growing family with three well proportioned bedrooms and a selection of built-in storage, the present vendors have recently refitted the family bathroom with a modern white suite including large bath and separate shower enclosure. Externally the property boasts lawned gardens to front and rear, the rear garden is fully enclosed benefiting from a high degree of seclusion and creates a safe and secure environment for small animals or young children. The house also boasts a modern gas fired central heating system complemented by Upvc double glazed windows and doors throughout. We would urge early viewing of this substantial and well presented three bedroom family home through 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

Bridge close is in a convenient 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 front garden is laid to a reinforced lawn for occasional parking if required, pathway leading to the front entrance door. The rear garden is totally enclosed by walling and is laid lawn with established patio area. The garden benefits from a high degree of seclusion and has two large storage sheds brick built. To the rear of the garden there is pedestrian gated access onto an open grassed area.

Parking

Residents of the close have a parking area to the front of the properties which is unrestricted.

Council tax

Band B

Tenure

Freehold

EPC

Mobile and broadband

We recommend purchasers go to Ofcom for information.

Viewing

Through Cain & Fuller the vendors sole agent

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.

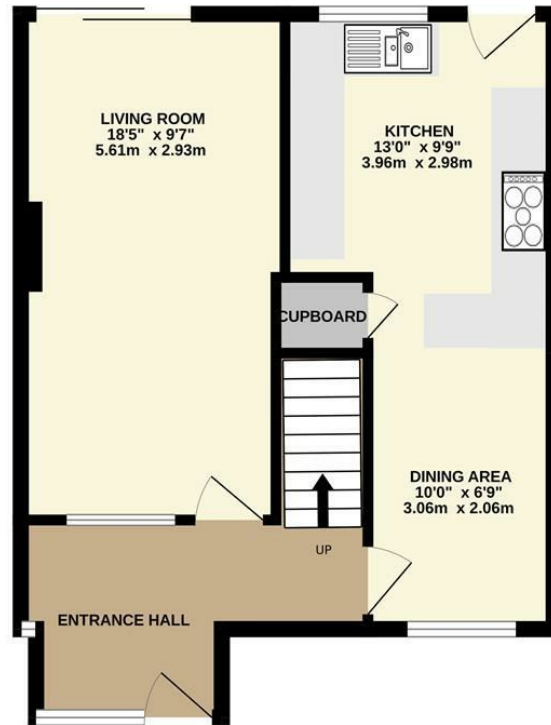
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

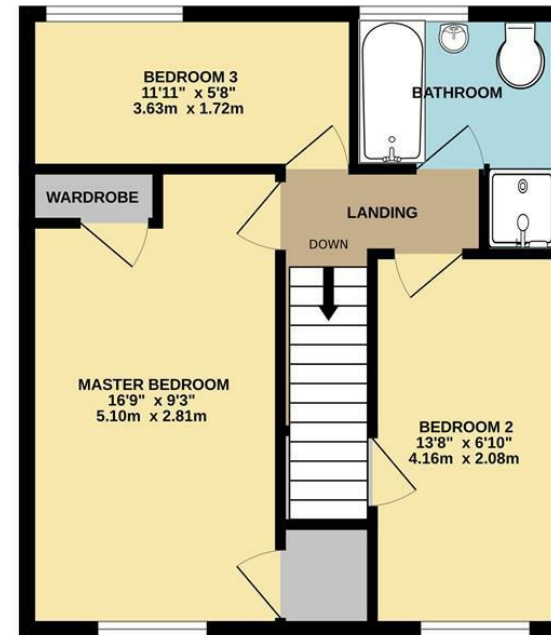




GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.

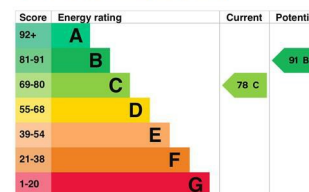


TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

This property's energy rating is C. 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.