



16 Nursery Cottages, Cirencester, GL7 1GD

Asking Price £210,000

A superb opportunity to purchase a three bedroom town cottage of located in a secluded and sought after position within the heart of Cirencester, close to a full range of amenities and facilities. In the past the vendor has extended the property to present a spacious living area. The accommodation is well proportioned however does require a great deal of refurbishment due to water ingress in the past. The property makes an ideal project for prospective purchasers wishing to put their own stamp on a unique period property. Externally there are gardens to the front, side and rear of the house which benefit from a south to westerly facing aspect with a good degree of section. The cottage is located in a secluded position within a secluded area in the heart of Cirencester close to a range of amenities and facilities including a nature reserve and gated family park. A popular local primary school is also located within easy walking distance. Speak to the vendors sole agent for a viewing and further information.



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. Shopping in Cirencester is highly regarded, in particular, there are many interesting back lanes with specialist shops; Black Jack Street is highly recommend. On the outskirts of the town are several supermarkets (including 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 only a short walk away. A gate to the 2500 acre Cirencester Park; belonging to the Bathurst family, is open during the day and is also a short walk from Cecily Hill. Many concerts are held in the church and there are talented local choirs and amateur dramatic groups to partake in.

Cheltenham, Gloucester and Swindon are about half an hours drive away from Cirencester, with Bath, Oxford and Stratford all within about an hour by car. All with superb cultural and recreational facilities.

There are excellent private and state schools in the area, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a local gliding centre. Cirencester has had a golf course for over 100 years and others are situated at Minchinhampton, Burford and Naunton. Superb horse racing regularly takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Amenities

Nursery Cottages is in a sought-after location due to its proximity to the town centre which is within walking distance as well as a range of primary and secondary schools to cater for the whole family. 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

Externally there are gardens to the front, side and rear of the house which benefit from a south to westerly facing aspect with a good degree of section. The cottage is located in a secluded position within a secluded area in the heart of Cirencester close to a range of amenities and facilities including a nature reserve and gated family park

Mobile and broadband

We recommend purchasers go to Ofcom for 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.

Council tax

Band C

EPC

To follow

Tenure

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



TOTAL FLOOR AREA: 1102 sq ft (102.4 sq m) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 12005



53 Castle Street • Cirencester • Gloucestershire GL7 1QD
T: 01285 640604
E: info@cainandfuller.co.uk • www.cainandfuller.co.uk