



**79 Queen Elizabeth Road, Cirencester, Gloucestershire, GL7 1DH**  
**Chain Free £405,000**

**Cain & Fuller**



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Available with NO-CHAIN ! A superb opportunity to purchase a three bedroom semi detached family home located in an established area on the outskirts of the town centre close to full range of amenities and facilities including primary and secondary schools. The property has undergone a program of full refurbishment in recent years to now offer incoming purchasers a light and stylish living space. There is a superb Kitchen/Dining/Family room with an excellent selection of storage and integral appliances including family breakfast bar and ample space for a large dining room table with double patio doors leading to the rear garden. To the front of the house a spacious lounge with large picture window to the front aspect and ample space for large soft furnishing. To the first floor there is a luxurious bathroom with panel bath and shower above, range of storage, a light contemporary room and three large family bedrooms with a selection of built-in storage. Externally there are generous gardens to front side and rear aspects. The rear garden benefits from a degree of seclusion and is totally enclosed by fencing offering a safe and secure environment for the growing family, to the side of the house there is a conservatory/storage space which leads to the single detached garage. Many people in the area have extended their properties this would be possible subject to the normal planning consents. Call Cain & Fuller the vendors sole agent to arrange a 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

Queen Elizabeth 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.

## Outside

The property boast generous gardens to both the front, side and the rear of the property. There is a free standing garage and off road parking and further gravelled parking for four cars. The front garden is easy maintenance laid to lawn with pathway to front door, bordered with small hedges, shrubs and fencing. There is gated access to the side and rear garden which is enclosed and secure mainly laid to lawn ideal for pets and children.

Many people have extended their homes to provide additional four bedroom accommodation this would be possible subject to planning consent.

## Viewing

Through Cain and Fuller in Cirencester

## Broadband and Mobile

We recommend purchasers going to Ofcom for full details

## Council Tax

Band C

## EPC

To follow

## Tenure

Freehold

## 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







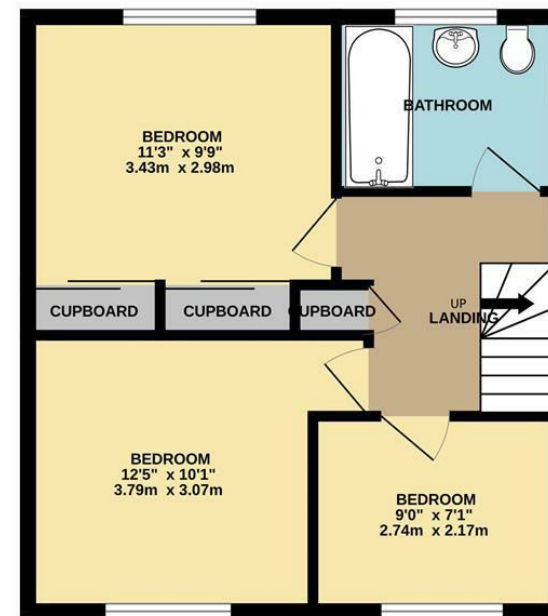




GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 <b>B</b>
69-80	<b>C</b>	70 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		