



Lion Cottage 24 The Avenue, Cirencester, Gloucestershire, GL7 1EJ
Chain Free £412,000

Cain & Fuller

A unique opportunity to acquire an individual Cotswold Stone townhouse located within 'The Avenue' a centrally located and sought after position within the very heart of Cirencester within walking distance of a selection of schools, parks and facilities that the town has to offer. Lion Cottage offers well presented flexible accommodation within this sought after setting close to all amenities. The accommodation offers well proportioned rooms with a selection of character features aligned with modern convenience and is presented in good order throughout. Externally there is a secluded south facing rear garden offering a safe and secure space for small animals or young children and with the benefit of a detached double garage a truly exceptional feature so rarely found on a property in the centre of town. The detached garage offers excellent storage and may offer additional accommodation subject to the normal planning consents from the local planning office. We are able to bring the property to the market in a chain free position with viewing through Cain & Fuller in Cirencester.

Chain Free £412,000



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

The Avenue 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 rear garden is an outstanding feature of the house benefiting from a south facing aspect and a high degree of seclusion with side gated access and personal door leading to the double tandem garage.

Mobile and Broadband

We recommend purchasers go to Ofcom for information

Double Garage

The property benefits from a double tandem garage with power and light, up and over door to front, personal door to the garden. Access to the garage is via double gates from Chester street. Purchasers may want to investigate whether the garage could be converted into additional living space all subject to planning consent from the local council.

Residents Parking Scheme

Residents can purchase a yearly permit from the council to park two vehicles in the designated bays in the street solely for residents.

Viewing

Through Cain and Fuller in Cirencester

EPC

To follow

Council Tax

Band D

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.

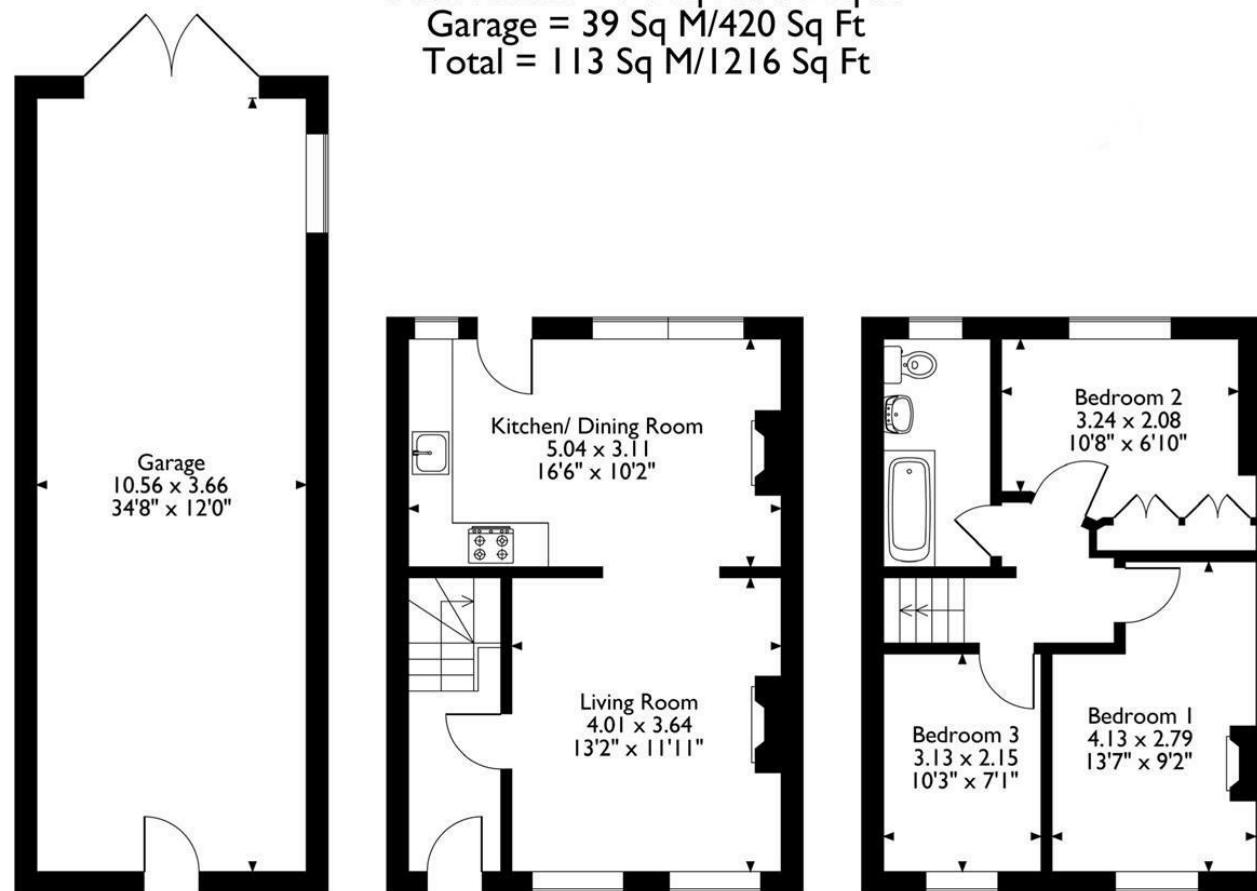
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Some of the images have been altered digitally to enhance their appearance.

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





Approximate Gross Internal Area
 Main House = 74 Sq M/796 Sq Ft
 Garage = 39 Sq M/420 Sq Ft
 Total = 113 Sq M/1216 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		