



84 Cranhams Lane, Cirencester, Gloucestershire, GL7 1UA
Asking Price £227,500

A great opportunity to acquire a unique two bedroom coach house located on the edge of Cirencester town within walking distance of all of the amenities and facilities that the town has to offer including Cirencester Park with access to local residents on a daily basis. The accommodation has been refurbished in the last few years to now present a appealing and stylish two bedroom coach house with the benefit of a contemporary fitted kitchen with range of built-in appliances, well appointed modern bathroom with bath and fitted shower, gas fired central heating system complemented by Upvc double glazed windows. Externally there is gated side pathway leading to a large integral single garage with power and light and parking for two cars to the front. We urge early viewing of this unique property through Cain & Fuller in Cirencester.



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

Cranhams Lane is 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

To the front of the property there is a large flowerbed and pathway to entrance door. To the side of the property there is a gated access leading to the side and rear of the coach house to a large integral garage and gravelled parking for two cars.

Large garage and parking

The property benefits from a large L shaped garage with power and light, electric operating door, gravelled parking in front of the garage for two cars.

Council Tax

Band B

EPC

To Follow

Tenure

Leasehold - the remainder of a 999 year lease to run from approx. 1988

There is no maintenance charge and a peppercorn ground rent only payable in the first year of construction.

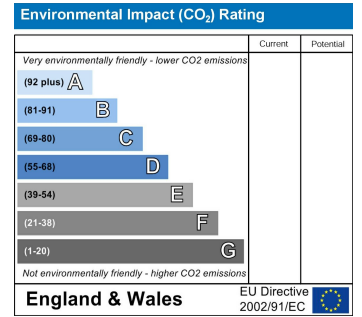
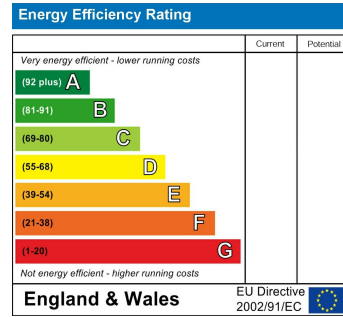
Agents Note

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.

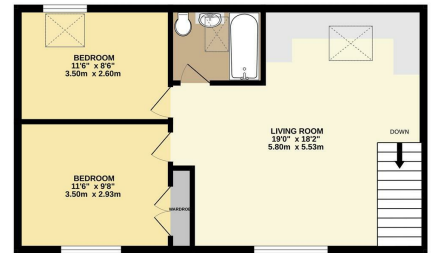
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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
100 sq ft (9.3 sq m) approx.

1ST FLOOR
569 sq ft (52.4 sq m) approx.



TOTAL FLOOR AREA: 621 sq ft (57.7 sq m) approx.
Measurements are approximate. Not to scale. For illustrative purposes only.
View with 100001 02024



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