Cain & Fuller

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241 Alexander Drive, Cirencester, Gloucestershire, GL7 1UJ

Asking Price £509,500

Available with NO CHAIN !! and a great opportunity to purchase a four bedroom detached family home located in a good sized plot in the popular Alexander Drive area on the edge of town located close to a selection of schools including primary and secondary ideal for the growing family. There is also a selection of local amenities and facilities including doctors surgery, local pharmacy, convince store and access to open countryside for walking dogs. The accommodation is presented in good condition with flexible and attractive family living space including an extensively fitted kitchen with a selection of quality appliances, modern refitted white family bathroom with bath and fitted shower, full gas fired central heating complemented by Upvc double glazing. The house benefits from two main reception rooms and an additional Upvc double glazed Conservatory ideal in the summer months. Externally the house occupies a good sized plot, there are gardens to and rear, a single garage to the side parking to front. Houses in Alexander drive are rarely available and we would urge early viewing of this corner plot detached family home which is available with NO-CHAIN.







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
Alexander Drive 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 occupies a good sized corner plot with gardens to both front and rear, to the front of the house there is a bloc paved area bounded by an established hedgerow with pathway to entrance door. There is a single garage to the side of the house with parking for two cars to front on a a driveway.
The main family garden is located to the rear of the house and benefits from a sunny southerly facing aspect and a good degree of seclusion. There is an established patio to the rear of the house leading to the main lawn. The garden provides a safe and secure environment for small animals and young children.

Viewing
Through Cain and Fuller in Cirencester

Council Tax
Bnad E

Single garage and parking
Single attached garage to the side of the property with up and over door to front, personal door giving access to the rear garden

EPC
To follow

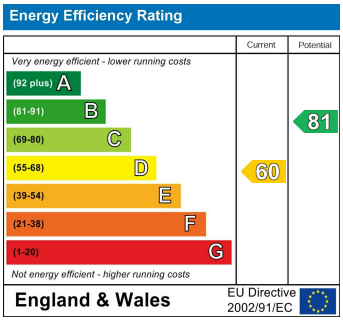
Broadband and Mobile
We recommend purchasers go to Ofcom for further details

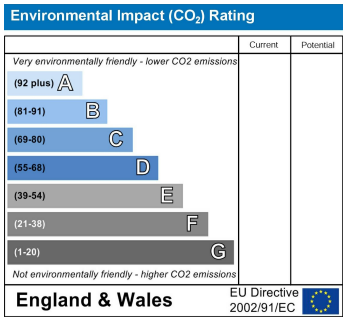
Agents Note
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

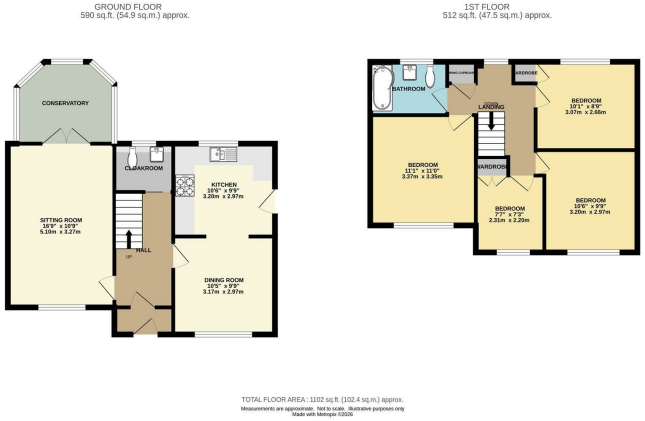
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.













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