



35 Queen Street, Cirencester, Gloucestershire, GL7 1HB
Asking Price £339,950

Cain & Fuller

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Cain & Fuller

To view this amazing townhouse view the interactive VR MATTERPORT tour on this listing !! A superb opportunity to acquire an extended red brick Victorian town house located in a vibrant sought after area in the very heart of Cirencester town close to a selection of local amenities including a nature reserve, gated park with selection of leisure facilities, nearby allotments for local residents and a car park at the end of the street for use of residents in the local area. In recent years the present vendors have sympathetically refurbished this flexible period town house to now present a high specification and stylish home combined with a selection of character features. Externally the house benefits from a secluded good sized courtyard garden ideal for small animals or young children. Queen Street benefits from unrestricted parking with a car park to one corner of the street making the area highly attractive. To view this stunning home call Cain & Fuller in Cirencester.

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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 Street 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.'

Description

The main living space to the front of the house boasts an attractive wood floor, Cotswold Stone chimney breast with fitted wood burner, with picture window to front aspect, dining area with ample space for large table, selection of built-in storage with eye level shelving and door giving access to staircase and the upper floors. The space continues opening up to a modern contemporary kitchen area with vaulted ceiling, sky light window and further picture windows and double doors opening onto the secluded rear garden. The modern fitted kitchen benefits from a good range of storage with some integral appliances, extensive work surfaces and ample space for butchers bloc or chef's island, a light and appealing space. To the first floor there is a good sized double bedroom to the front with built-in storage, period Victorian fireplace and picture windows to front aspect. To the rear off the landing a modern contemporary family bathroom with fitted bath and thermostatically controlled built-in shower, wash basin with base level storage and WC, window to rear aspect. To the second floor of the house there is a further double bedroom with dormer window to rear aspect a room full of character. The house is warmed throughout by a gas fired central heating system and presented in pristine condition by the present vendors we recommend viewing.

Outside

The property benefits from a good sized low maintenance courtyard garden tiled with sandstone and fully enclosed creating a safe and secure setting for small animals or young children. There is a selection of storage to one side for housing bins etc and a useful log store. To the rear corner of the garden there is a gated access leading to prospect place.

Broadband and mobile

We recommend purchasers go to Ofcom for details

Parking

Queens street offers unrestricted parking with the benefit of a car park in the corner of the cul de sac.

Council tax

Band C

EPC

To follow

Viewing

Through Cain and Fuller in Cirencester

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.

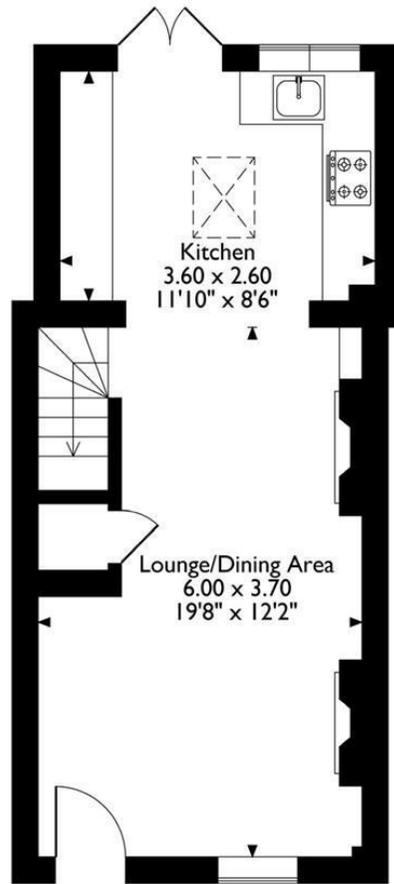
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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

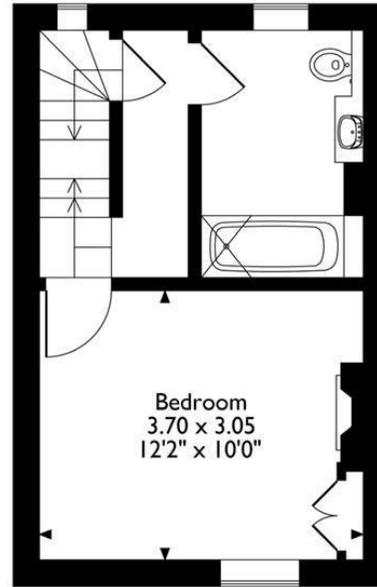




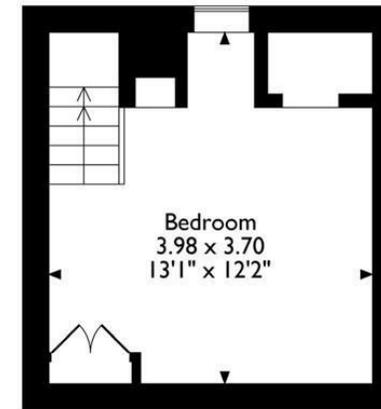
35, Queen Street, Cirencester, Gloucestershire
 Approximate Gross Internal Area
 70 Sq M/753 Sq Ft



Ground Floor



First Floor



Second Floor

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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |