

8 Elizabeth Way, Siddington, Cirencester, GL7 6JL

Asking Price £325,000

Cain & Fuller

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Number Eight Elizabeth Way offers prospective purchasers an excellent opportunity to acquire a spacious three bedroom end of terrace family home located in a thriving village to the south of Cirencester town with a variety of local amenities and facilities including well supported primary school, renowned public house, post office/village stores and a selection of local clubs and associations in the village community. The property has been refurbished in recent years to present a flexible, stylish and appealing family living space presented in excellent condition by the present vendors. To the ground floor a good sized hallway with downstairs cloak room door to a large lounge to the rear aspect with direct access onto a double glazed conservatory with double doors leading to the south facing and secluded rear garden ideal for young families or small animals. To the front of the house there is a modern contemporary Kitchen/Dining room with a comprehensive kitchen offering a full range of integral appliances and ample space for large dining table and additional chairs. To the first floor there are three well proportioned double bedrooms and a modern refitted family shower room with window to the front aspect. The house is warmed-throughout by a gas fired central heating system which is complemented by double glazed windows. There is an established south facing garden to the rear of the house creating a safe and secure space for small animals or young children. To the front of the house there is a driveway with parking for two cars. We recommend early viewing of this three bedroom family home through Cain and Fuller in Cirencester.

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Siddington
Siddington is a thriving community south of Cirencester. There is something for everyone – clubs to join, as well as a wonderful pub and an active church. Siddington is one of the few villages lucky enough to have a shop, Post Office and well supported primary school, a village ready to meet all your needs. The whole village turns out for our big events, from summer fetes to carol singing, and from the annual Grow and Show to quiz nights in the Village Hall. Ideally situated for the business commuter with good access to all main road networks in the south west and a mainline rail link to London Paddington in the neighbouring village of Kemble a daily commuter service.

Nearby 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.

Outside
There is an established south facing garden to the rear of the house with patio and low maintenance areas and creating a safe and secure space for small animals or young children. To the rear corner a timber storage shed and utilities area, a sunny outside space with side gated access. To the front of the house there is a driveway with parking for two cars, pathway to entrance door.

Viewing
Through Cain and Fuller

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

Tenure
Freehold

Council Tax
Band B

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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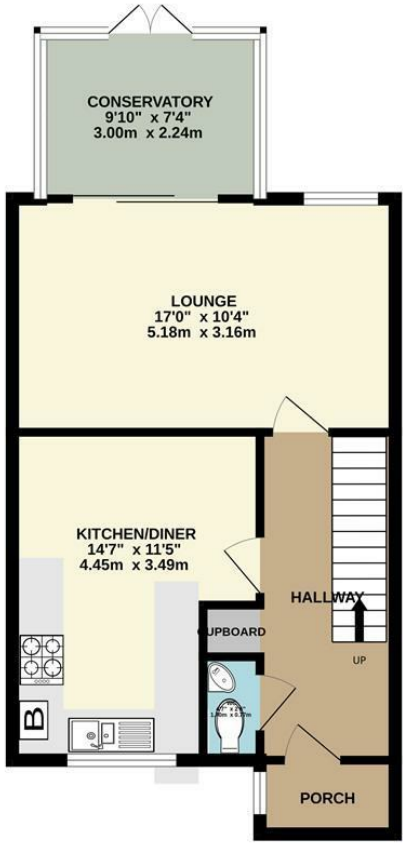


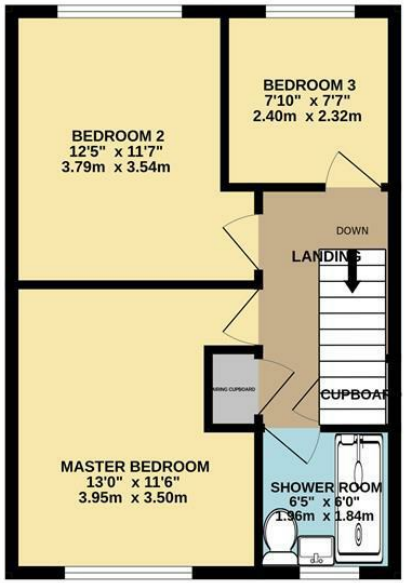




GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.





TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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