



**16 Bowly Road, Cirencester, Gloucestershire, GL7 1SE**  
**Chain Free £340,000**

**Cain & Fuller**

A superb opportunity to purchase an established three bedroom semi detached family home located in a popular area on the edge of Cirencester town close to a selection of amenities and facilities including a selection of primary and secondary schools. The house has been in family ownership for many years and offers both flexible and well proportioned living space warmed throughout by a gas fired central heating system. The ground floor boasts two large reception rooms, the lounge is dual aspect with door leading to an addition family room/conservatory ideal as a home working space or additional family room. There is a comprehensive fitted kitchen with window and door to the rear garden, good sized entrance hall with stairs to the first floor and selection of built-in storage space. The first floor benefits from three double bedrooms ideal for the growing family and a modern family bathroom with window to the side aspect. The house is warmed by a gas fired central heating system which is complemented by a series of double glazed windows and doors. Externally to the front of the house there is parking on a gravelled driveway, side access leads to the gated rear garden mainly laid to lawn fully enclosed creating a safe and secure area for small animals or young children with established patio area and storage shed. The property benefits from owning the driveway to side and incoming purchasers could construct a single garage ( subject to the normal planning consents and building regulation ) as the drive would allow vehicle access to the rear of the garden. The garden also benefits from a sunny westerly facing orientation. We are able to bring this property to the market in a chain free position and urge early viewing through Cain and 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

Bowly Road 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 house there is parking on a gravelled driveway, side access leads to the gated rear garden mainly laid to lawn fully enclosed creating a safe and secure area for small animals or young children with established patio area and storage shed. The property benefits from owning the driveway to side and incoming purchasers could construct a single garage ( subject to the normal planning consents and building regulation ) as the drive would allow vehicle access to the rear of the garden. The garden also benefits from a sunny westerly facing orientation.

## Gated parking

To the front of the property there is an attractive gate giving vehicle and pedestrian access to the driveway and property. To the front of the house there is gravelled parking for 2 to 3 cars with an attractive hedgerow to the front and side boundary. Side access to the house leads to the enclosed rear garden.

## Council tax

Band B

## Tenure

Freehold

## 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





GROUND FLOOR  
538 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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