



5 Riverway, South Cerney, Cirencester, GL7 6HZ
Asking Price £430,000

Cain & Fuller

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An opportunity to purchase a three bedroom semi detached bungalow located in South Cerney which is one of the area's sought after villages to the south of Cirencester, with a full range of amenities and facilities within level walking distance of the property. In recent years the present vendors have refurbished the light and spacious accommodation to present an appealing and well proportioned living space. This three bedroom semi detached property boasts a large lounge to front with ample space for soft furnishings, a well fitted kitchen with excellent range of storage and built-in appliances which opens onto a light and bright dining/garden room with access and views onto the secluded southerly facing gardens. The living space is warmed by a gas fired central heating system complemented by Upvc double glazed windows and doors. To the front there is a low maintenance garden with a bloc paved driveway allowing parking for four cars in front of the single detached garage. The rear garden boasts a south westerly facing orientation with a high degree of seclusion this is enjoyed by an extensive patio and entertaining area to the rear of the bungalow with access to the enclosed lawned garden. We urge early viewing of this superbly presented semi detached bungalow through the vendors sole agent 7 days a week.

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South Cerney

South Cerney has a range of local amenities including a Post Office, Co Op general store, doctors, hairdressers, a fish and chip shop, an Indian restaurant/takeaway, pharmacy and a dental surgery. There are three public houses in South Cerney, The Old George, The Royal Oak and The Eliot Arms Hotel. There is a Village Hall and Fenton's Community Centre. It is located in the heart of the Cotswold Water Park with a large range of water based activities on offer including education lake and Golf course. Both the M4 at Swindon and the M5 at Gloucester/Cheltenham are within easy commuting distance. 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.

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

To the front there is a low maintenance garden with a bloc paved driveway allowing parking for four cars in front of the single detached garage.

The rear garden boasts a south westerly facing orientation with a high degree of seclusion this is enjoyed by an extensive patio and entertaining area to the rear of the bungalow with access to the enclosed lawned garden, this provides a safe and secure environment for small animals or young children. The garden also contains a green house and timber storage shed.

Garage

double doors to front, power and light.

Mobile and Broadband

We recommend purchasers go to Ofcom for further details

Extension potential

Many people in the area have extended their properties subject to the correct planning consents being given.

Loft Room

Accessed via a loft ladder there is a loft room with sky light to rear aspect ideal storage or occasional space.

Viewing

Through Cain and Fuller in Cirencester

Tenure

Freehold

Epc

To follow

Council Tax

Band C

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.





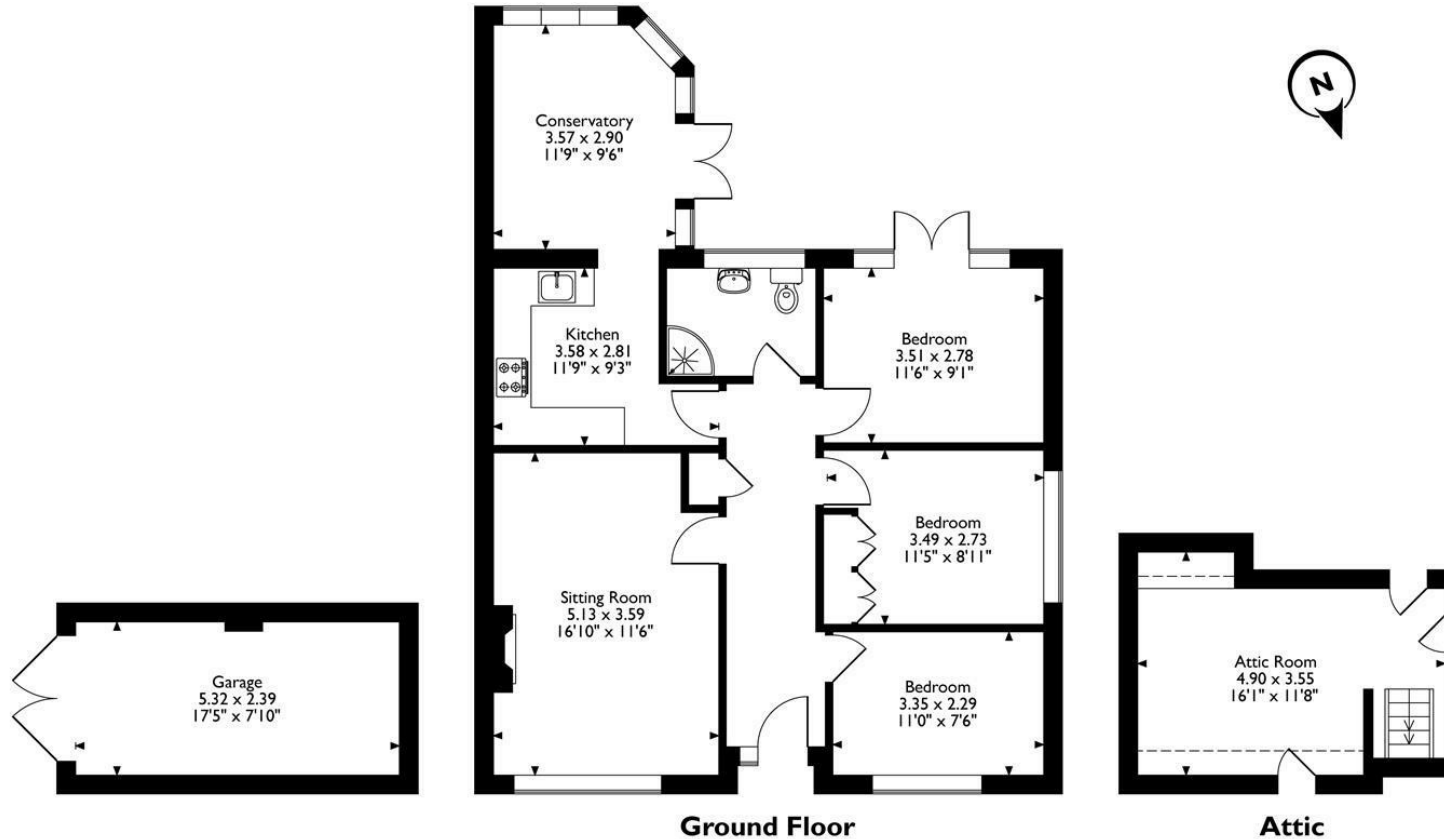
5, Riverway, South Cerney, Cirencester, Gloucestershire

Approximate Gross Internal Area

Main House = 94 Sq M/1012 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Total = 107 Sq M/1152 Sq Ft



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.