



75 Queen Elizabeth Road, Cirencester, GL7 1DH
Asking Price £430,000

Cain & Fuller

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What we believe to be one of the largest gardens we have seen on a semi detached family home in the Beeches area close to a selection of schools. We are pleased to offer a three bedroom semi detached family home located in a large corner plot within an established area on the outskirts of the town centre close to full range of amenities and facilities including primary and secondary schools. The property has undergone a program of refurbishment in recent years to now offer incoming purchasers a light and well proportioned living space. There is a modern fitted kitchen with a good selection of storage and fitted integral appliances and large larder storage cupboard. Side door leads to the large side hall way with doors to garage and secluded gardens. To the front of the house a spacious lounge with large picture window to the front aspect and ample space for large soft furnishing with opening leading to a rear dining room with picture window to garden and door to kitchen. To the first floor there are three large family bedrooms with a selection of built-in storage and a modern family shower room. Externally we believe this is one of the largest corner plot gardens we have ever seen within the area. The rear garden is mainly laid to lawn with bordering shrubs bushes and flowering plants. Contained within the garden is a large green house ideal for the gardeners amongst us. To the front of the house there is a driveway with parking for three cars in front of the attached single garage. The rear garden benefits from a high degree of seclusion and is totally enclosed by fencing offering a safe and secure environment for the growing family. Many people in the area have extended their properties this would be possible subject to the normal planning consents. Call Cain & Fuller the vendors sole agent to arrange a viewing.

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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 Elizabeth Road 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

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Garage and driveway

There is a large single garage to the side of the house with door to side hallway and parking for three cars to the front.

Mobile and Broadband

We recommend purchasers go to Ofcom for details

Viewing

Through Cain and Fuller in Cirencester

EPC

To follow

Tenure

Freehold

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

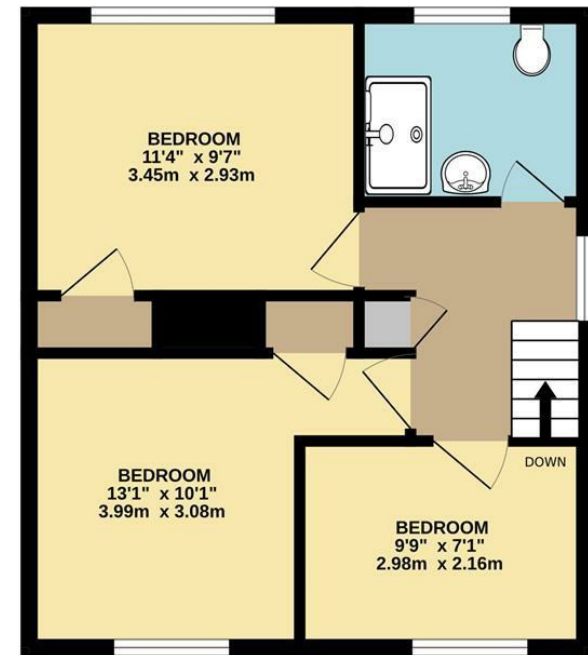




GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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