20 The Smithy, Cirencester, Gloucestershire, GL7 1HU

Asking Price £285,950

Cain & Fuller

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An opportunity to purchase an extended semi detached family home located on the edge of town within walking distance of a large range of amenities and facilities including primary and secondary schools. The accommodation benefits from a series of reception areas to the ground floor including an L shaped modern fitted kitchen/Diner/Family Room with extensive range of storage and built-in integral appliances leading to a dining and family lounging area with access to the rear garden. There is also a good sized lounge with patio doors again leading to the rear garden ideal for the growing family. To the first floor there is a modern contemporary bathroom with separate shower cubicle and bath, range of storage, and two bedrooms the master of which is of a great proportion with views to the rear garden. The accommodation is warmed by a gas fired central heating system which is complimented by double glazed windows and is presented in excellent condition by the present vendors.. Externally there are well proportioned gardens to front and rear and a single garage located to the front of the property with parking for two vehicles. We urge early viewing to avoid disappointment.

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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

The Smithy 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.'

Viewing

Through Cain and Fuller in Cirencester

Mobile and Broadband

We recommend purchasers go to Ofcom for further details

Outside

There is a low maintenance lawned garden to the front of the house with gated side access to the rear and pathway to the entrance door. The rear garden is of a good size being mainly laid to lawn with patio area to the rear of the house.

EPC

C rating

Single Garage and Parking

There is a detached single garage to the front of the property with driveway parking to front.

Council Tax

Band C

Tenure

Freehold

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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get
naked

Approximate Gross Internal Area = 1020 sq ft - 95 sq m
(Including Garage)

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.