



5 Garden Close, Cirencester, Gloucestershire, GL7 1UW
Chain Free £355,000

Cain & Fuller

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Number 5 Garden Close is a superb opportunity to acquire a three-bedroom Mews house located on the very edge of Cirencester town centre close to a large selection of amenities and facilities. In recent years the property has been refurbished to now present a high-quality modern living space located in a secluded and sought-after position. Externally there is a low maintenance courtyard garden at the rear of the property which enjoys a south westerly facing aspect as well as a good degree of seclusion. There is parking within the cul-de-sac for owners and visitors as well as an en block single garage. We are able to bring this property to the market in a chain free position and would urge early viewing to avoid disappointment.

Chain Free £355,000



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

Garden Close is a much sought-after location due to its proximity to the town centre which is within walking distance. Most of the street consists of period town houses and cottages. 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.

Description

Garden Close is a small and exclusive cul-de-sac of mews town houses located on the edge of the town centre, properties here are rarely available and we are pleased to be able to offer number 5 to the sales market. The accommodation has undergone refurbishment in the recent past, entrance door leads to hallway with stairs to 1st floor accommodation cupboard under door to main reception room and kitchen. The lounge has a double glazed splayed bay window to the front aspect, feature fireplace with mantle and hearth fitted thermostatic electric fire, archway leads to the dining room with double glazed picture window to rear garden and door to kitchen. The kitchen has been comprehensively refitted with a selection of contemporary style units with good storage and a large selection of integral appliances with four ring gas burner, low-level oven, extractor fan, integral dishwasher and fitted fridge and freezer, there is also an enamel sink with mixer tap and drainer to side, engineered oak flooring, double glazed window and door opening onto the rear courtyard garden taking full advantage of the south westerly facing aspect. The first floor benefits from three well proportioned bedrooms each with a selection of built-in wardrobe storage and double glazed windows to front and rear aspects. The family bathroom is fitted with a white contemporary suite, shower above bath with glazed shower door double glazed window to rear aspect. The property is presented in good order throughout it is warmed by a gas fired central heating system which is complimented by double glaze windows and doors.

Outside

The front of the house is low maintenance with a pathway to entrance door storm porch and external meters

The courtyard rear garden benefits from a sunny south westerly facing orientation. It is decked, in a low maintenance format and enjoys a high degree of seclusion.

There is an external storage cupboard and rear gate leading to pathway to the single en bloc garage.

Garage

Single garage with up and over door parking to front, parking also available for visitors in front cul de sac

Viewing

Through the vendors sole agent.

Broadband and Mobile

We recommend purchasers go to Ofcom for full details

Agents note

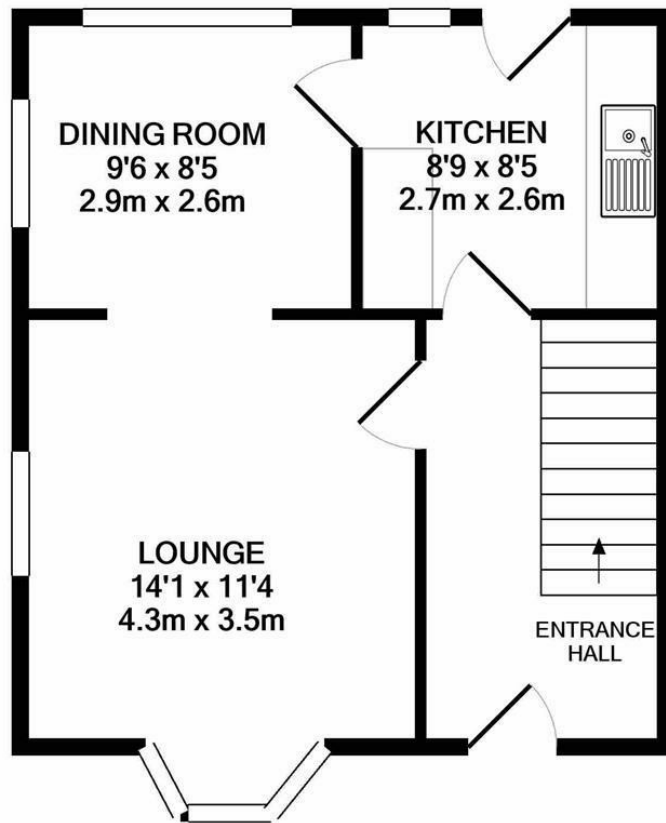
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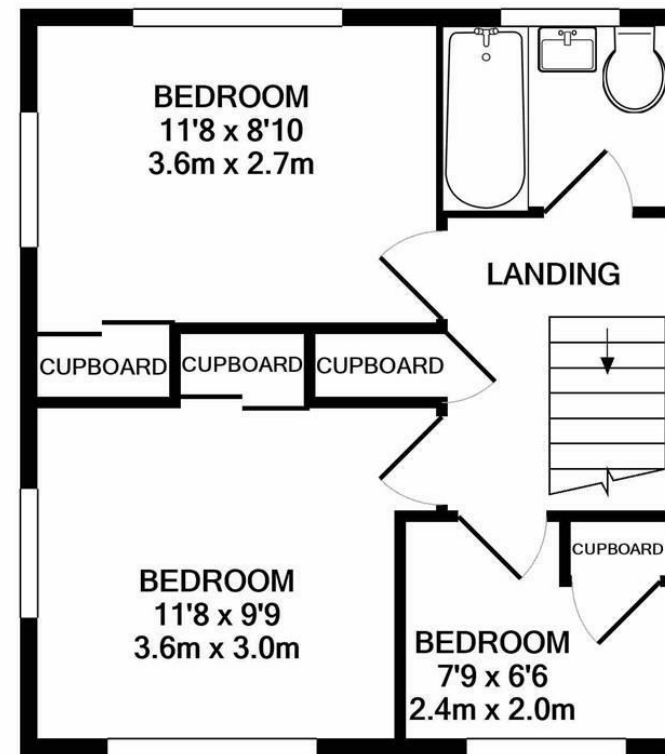
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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