

37 Corinium Gate, Cirencester, Gloucestershire, GL7 2PX

Chain Free £519,000

Cain & Fuller

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To view this property IMMEDIATELY! go to our VR INTERACTIVE TOUR ON THIS LISTING !! No Chain ! A superb and rare opportunity to purchase a three-bedroom extended modern home located in one of the most desirable areas in the centre of Cirencester town. Situated within the Abbey Grounds in the very heart of the town close to Cirencester Parish Church with a variety of amenities for the local residents. Corinium Gate is highly favoured as the homes offer well proportioned and light living space in a quiet setting in the heart of the town. Number 37 offers extended accommodation in the heart of Cirencester with three reception rooms, three bedrooms, shower room plus two separate Wc's and is available Chain Free ! Externally there are well tended gardens to front and rear with a large paved parking to front for four cars. The secluded rear garden benefits from a sunny aspect with a good degree of seclusion and creates a secure environment for small animals or young children. Properties in this area are rarely available and in high demand as such we recommend early viewing to avoid disappointment through the vendors sole agent Cain and Fuller in Cirencester

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Description
The accommodation benefits from light well proportioned living space, to the ground floor a generous lounge with opening door leading to a large and attractive garden/family room with ample space for large furnishings and containing an entertaining island with stool sitting to one side and shelved storage behind. This room has a large selection of double glazed windows and opening double doors leading to the secluded rear garden. To the front of the house large single garage was converted to an additional living room by the previous occupants it currently provides a large dining and day room, a massively useful living space. Entrance door to front leads to a large hallway with stairs to the first floor and useful downstairs cloak always an asset to a family house. A modern contemporary fitted kitchen has picture window to the front aspect and an extensive selection of storage with extensive work surfaces and a selection of built-in appliances. To the first floor there are three well proportioned bedrooms each with a selection of storage and large picture windows, they are serviced by a family shower room with storage and a jack and gill door arrangement from the master bedroom and main landing, a flexible and pleasing arrangement. The accommodation is warmed throughout by a gas fired central heating system which is complemented by Upvc double glazed windows and doors and is presented in excellent condition by the present vendors.

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
Corininium Gate 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

Council Tax
Band D

EPC
Band C

Outside
To the front of the house there is a low maintenance garden with pathway to entrance door and parking in front of the house four four cars , an amazing find on a town property.

The rear garden is a great asset to the house being mainly laid to attractive artificial grass which is usable all year around and boasting a degree of seclusion and enjoys a sunny aspect. The whole garden is fully enclosed creating a safe and secure environment for small animals or young children with a rear gated access.

Mobile and Broadband
We recommend purchasers go to Ofcom for full details

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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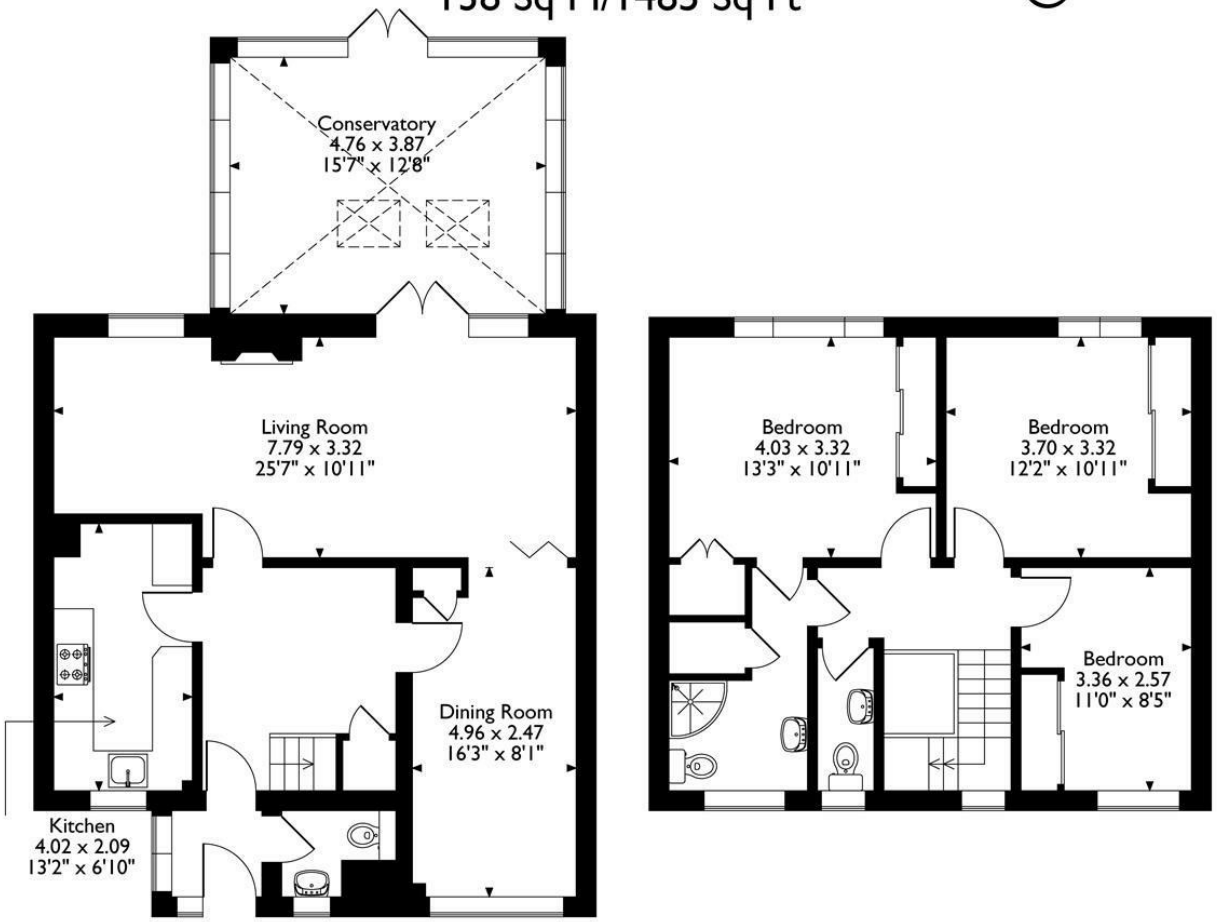








37, Corinium Gate, Cirencester, Gloucestershire
Approximate Gross Internal Area
138 Sq M/1485 Sq Ft



Ground Floor **First Floor**

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.