



55 Chester Street, Cirencester, Gloucestershire, GL7 1HG **Asking Price £400,000**

55 Chester Street offers applicants a unique opportunity to acquire a refurbished and extended Cotswold stone town house located within a Conservation area within the very heart of Cirencester town close to a full range of amenities and facilities including a selection of parks. The cottage underwent an extensive refurbishment by the current vendors in recent years and now offers flexible attractive living space with an array of character features including open Cotswold stone fireplace fitted with a wood burner, stunning flag stone floor to the main living area and a selection of period features with stripped wood floors, attractive period window seat and period panelling. The cottage benefits from an extension to the rear of the property with semi vaulted glazed roof and full height glazed doors giving excellent access to the secluded garden. There is a comprehensively fitted contemporary kitchen with a full range of built-in appliances and pleasant aspect to the rear garden. Of special mention is the two large double bedrooms to the first floor with the master boasting two large period windows to the front aspect, a good sized landing also leads to a modern family bathroom with fully glazed contemporary shower enclosure and four legged free standing period bath, window to the side aspect. The garden provides a safe and secure environment for young children or small animals having been landscaped with an immaculate lawn and box hedging leading to a sunny and secluded entertaining space a great aspect of this stylish home. We recommend early viewing of this unique Cotswold Stone town house properties in Chester Street are rarely available call the vendors sole agent Cain & Fuller in Cirencester for a viewing



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

Chester Street 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

55 Chester Street has the perfect established and secluded town garden, mainly laid to an immaculate lawn there is a selection of box hedging along the side boundary in front of an attractive period red brick wall. Box hedging further divides the garden to the rear and gives access to an established outside dining/entertaining area taking full advantage of the sun in the summer months. At the rear of the garden there is also a large workshop/storage shed a useful feature. The whole garden is fully enclosed creating a safe and secure area ideal for small animals or young children with a high degree of seclusion.

Council tax

Band C

Viewing

Through Cain and Fuller in Cirencester

Council tax

Band c

Broadband and mobile

We recommend purchasers go to Ofcom for information.

Cellar

The cottage benefits from a cellar ideal storage in a town environment, some other residents have converted this space into an addition living space subject to building regulation.

EPC

To follow

Parking for residents

Chester Street offers its residents un restricted parking on both sides of the street ideal for those who like to walk into the centre of town to access the amenities.

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.

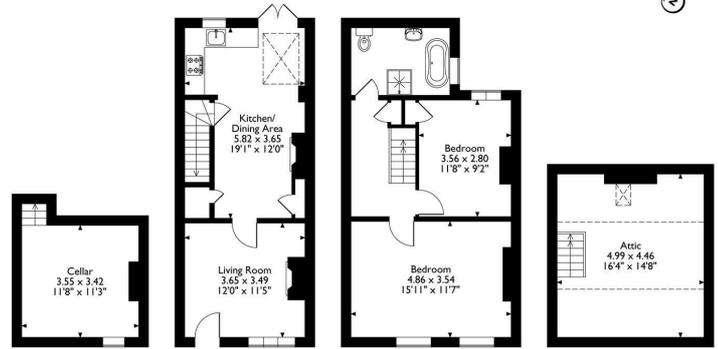
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

55, Chester Street, Cirencester, Gloucestershire
Approximate Gross Internal Area
99 Sq M/1065 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.



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