



46 Woodhouse Close, Cirencester, GL7 1YH **Chain Free £280,000**

CHAIN FREE !! 46 Woodhouse Close offers a great opportunity to acquire a flexible and well presented modern two bedroom house located in an established area on the outskirts of the town centre close to a full range of amenities and facilities. In recent years the present vendor has improved and updated this spacious modern home, the ground floor boasts a large and light main living room to the front elevation with large picture window. To the rear of the house there is a well fitted kitchen/diner with good selection of built in storage with integral appliances, ample space for a good sized dining table with double glazed doors opening onto the garden. The first floor benefits from two double bedrooms and a white modern bathroom suite with bath and fitted shower. The present vendor has presented the accommodation in excellent order with a gas fired central heating system which is complemented by Upvc double glazed windows throughout. Externally there is a good sized well tended secluded garden with patio area to the rear of the house leading to an extensive lawn. The house benefits from parking for two cars. We recommend early viewing through the vendors sole agent Cain & Fuller in Cirencester of this well presented two bedroom home.



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

Woodhouse Close 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.'

Outside

There is a low maintenance garden to the front of the house with pathway to entrance door. The rear garden is a good sized having and is secluded garden with patio area to the rear of the house leading to a lawn, fully enclosed ideal for small animals or young children.

Viewing

Through Cain and Fuller in Cirencester

Mobile and Broadband

We recommend purchasers go to Ofcom for further details.

Council Tax

Band C

EPC

C Rating

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.

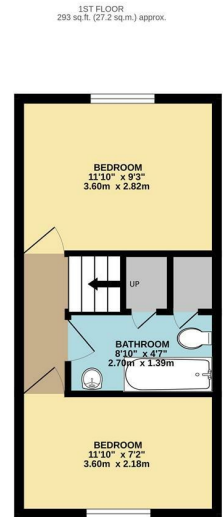
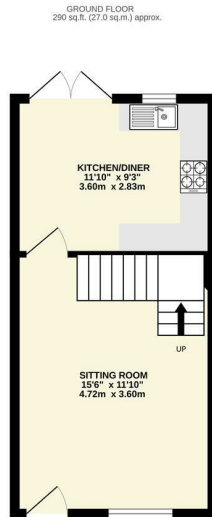
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

Parking

There is allocated parking for two cars in the car park area to the side of the terrace.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(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	



TOTAL FLOOR AREA: 583 sq. ft. (54.2 sq.m.) approx. Measurements are approximate. Call to view. Regulatory purposes only. Made with Homestyler 1/2020



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