Telephone: 01285 640604
E-mail: info@cainandfuller.co.uk
www.cainandfuller.co.uk

7 Portwell, Cricklade, SN6 6SA

Chain Free £290,000

Available with NO-CHAIN !! A superb opportunity to acquire a well presented three bedroom family home located in a convenient position within the highly sought after town of Cricklade with excellent access to a full range of amenities and facilities for the family. In house benefits from light and open living space with large hallway upon entering with stairs to the first floor and door giving access to an additional downstairs cloak/shower room a real asset for the growing family. To the front of the house a fitted kitchen with selection of good storage, to the rear elevation a large and open lounge/diner with window and opening double doors onto the secluded rear garden. To the first floor there is a selection of three family sized bedrooms and a modern white family bathroom with window to front. The property is light and bright benefiting from a gas fired central heating system and Upvc double glazed windows and doors. A modern family home providing a light and appealing living space ideal for the growing family. Externally there is a graveled area to the front of the house with access to the entrance door. A single garage located within the cul de sac, great storage with parking to the front for number severn. The rear garden is a great aspect of the property, of a generous size it offers enclosed safe and secure space for small animals or young children being fully enclosed with gated side access. We urge early viewing of this superb four bedroom family home through Cain & Fuller estate agents.

Cricklade

Cricklade's Latin motto In Loco Delicioso means "in a pleasant place" In 2008 the town was awarded Best Small Town in UK in the Royal Horticultural Society's Britain in Bloom Finals and in 2011 the Champion of Champions award in the Britain in Bloom competition. It hosts several sporting events and the annual Cricklade Show. The large Jubilee Clock was erected in 1898 in honour of Queen Victoria's Diamond Jubilee in the preceding year. It stands outside the Vale Hotel in High Street, where the Town Cross once stood. Cricklade is a popular town with a good range of local amenities and facilities including a selection of schools sporting clubs and associations. The town is well situated for the business commuter giving immediate access onto the A419 which flows to both M4 and M5 motorways accessing all business centres in the Southwest including the M4 to London.

Nearby 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.

Outside

Externally there is a graveled area to the front of the house with access to the entrance door. A single garage located within the cul de sac, great storage with parking to the front for number severn. The rear garden is a great aspect of the property, of a generous size it offers enclosed safe and secure space for small animals or young children being fully enclosed with gated side access

Garage and Parking

Single garage with up and over doors with parking to front

Broadband and Mobile

We recommend purchasers go to Ofcom for further details

EPC

To follow

Council Tax

Band C

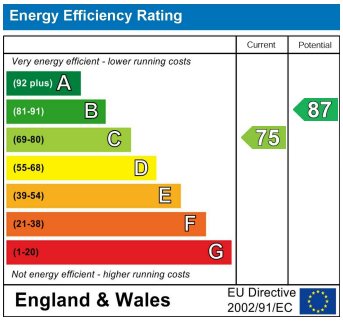
Agents Note

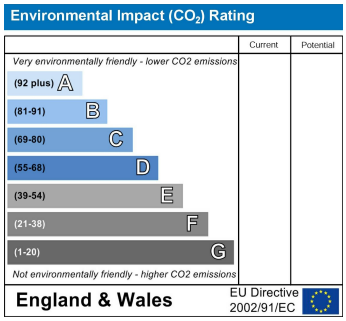
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

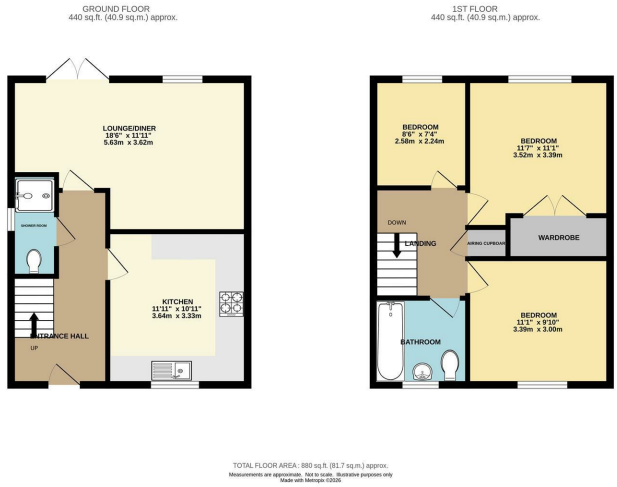
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

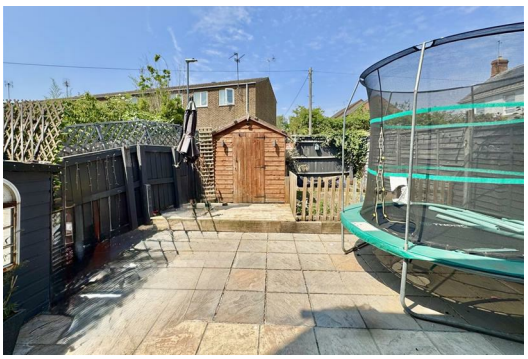
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.









53 Castle Street • Cirencester • Gloucestershire GL7 1QD
T: 01285 640604
E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

CF (Cirencester) Limited trading as Cain & Fuller Estate Agents. Registration No. 5173248, Registered Office as above