12 St. Michaels Road, Cirencester, Gloucestershire, GL7 1ND
Asking Price £330,000

Cain & Fuller

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Go to our INTERACTIVE VR MATTERPORT ON THIS LISTING TO VIEW IMMEDIATELY ! An opportunity to purchase this modern contemporary style three bedroom family home located in an established and convenient position within the town of Cirencester, close to a range of amenities including local primary schools. The property has been lovingly refurbished and enhanced to create a stylish and appealing living space in recent years which benefits from all of the attributes of a family home. Externally there are low maintenance gardens to front and rear, the rear garden benefits from extensive decked and entertaining areas with low maintenance borders, it offers a degree of seclusion and ideal activity space for small animals or young children. We urge early viewing of this superb family home which is located in a central and established area.

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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

St Michaels road 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.'

Description

Entrance door to useful entrance porch with door to accommodation. The house boasts dual aspect light living space to most areas, a large lounge boasts attractive stripped wood floor boards, fireplace with inset wood burner and ample space for soft furnishings, double doors open onto a conservatory/garden room a really useful additional family living space. An outstanding feature of the house is the extended Kitchen/Dining/Family room offering create and and attractive space, the kitchen area is comprehensively fitted with a contemporary range of storage and selection of built in appliances, including kitchen Peninsular offering additional storage and open plan up right dining. This room is dual aspect and offers a large open space for a dining room table and surrounding furniture. To the rear of the downstairs there is also a utilities area housing washing machine and drier with door to the all important downstairs WC ideal for the growing family. To the first floor there are three family sized bedrooms and a good sized family bathroom with window to rear. From the master bedroom a further staircase leads to an open loft room with large velux window, this provides the vendors with an additional storage/hobbies area which is easily accessible. The house is warmed throughout by a gas fired central heating system which is complemented by Upvc double glazed windows.

Outside

The front garden is laid to gravel for ease of maintenance with pathway to entrance door. The vendors have created a private and appealing rear garden laid out with a selection of decked and patio area's which can be used all year around. There is also some Astro turfed areas low maintenance and ideal for the family through the year. The garden is fully enclosed creating a safe and secure environment for small animals or young children.

EPC

To follow

Council tax

Band B

Mobile and Broadband

We recommend purchasers go to Ofcom for details

Viewing

Through Cain and Fuller in Cirencester

Residents Parking

Residents in the area have unrestricted car parking.

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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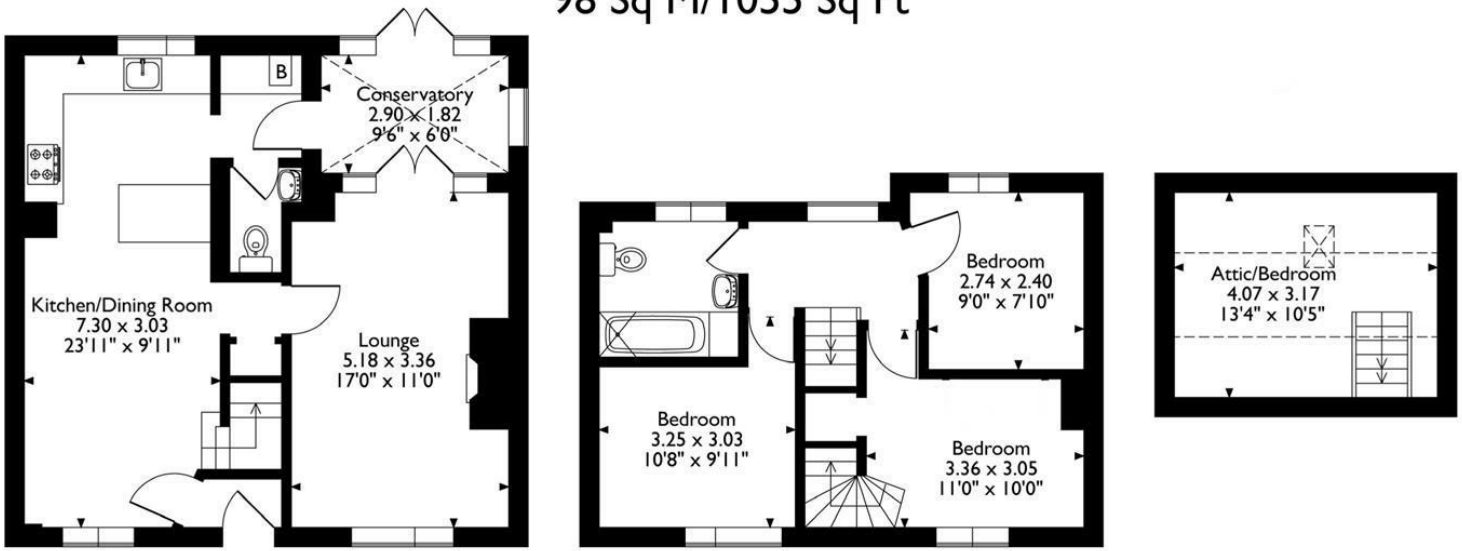
12, St. Michaels Road, Cirencester, Gloucestershire
Approximate Gross Internal Area
98 Sq M/1055 Sq Ft



Ground Floor **First Floor** **Second 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.