



2 Broadway Lane, South Cerney, Gloucestershire, GL7 5UH
Asking Price £460,000

Cain & Fuller

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Cain & Fuller

An opportunity to acquire a three bedroom semi detached family home located in a sought after position within the very heart of South Cerney. South Cerney has a full range of amenities and facilities and all of these are within level walking distance of the property; amenities include doctors, dentist, pharmacy, library, range of village shops including cafe, deli and public houses and gives direct access into the Cotswold Water Park with all of the facilities it has to offer. Number 2 Broadway Lane offer spacious and light accommodation with two large living rooms to the ground floor, lounge to the rear aspect with views over the garden, a light dining room to the front with ample space for large family table. To the rear elevation a good sized kitchen/breakfast room with a modern fitted kitchen with good storage and a selection of built-in appliances. To the rear of the house there is a rear hall with access to a downstairs WC and a handy utility room. To the first floor there are three double bedrooms with a good selection of built-in storage and a white modern family bathroom with bath and fitted shower. The house is warmed by a gas fired central heating system which is complemented by Upvc double glazed windows and doors. Externally there are very good sized gardens ideal for the growing family in this sought after village location close to a full range of amenities and facilities. We recommend early viewing of this family home through Cain and Fuller in Cirencester.

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South cerney

South Cerney has a range of local amenities including a Post Office, Co Op general store, doctors, hairdressers, a fish and chip shop, an Indian restaurant/takeaway, pharmacy and a dental surgery. There are three public houses in South Cerney, The Old George, The Royal Oak and The Eliot Arms Hotel. There is a Village Hall and Fenton's Community Centre. It is located in the heart of the Cotswold Water Park with a large range of water based activities on offer including education lake and Golf course. Both the M4 at Swindon and the M5 at Gloucester/Cheltenham are within easy commuting distance. 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.

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

To the front of the house there is extensive parking for four to five cars on a gravelled driveway, range of established hedge row pathway to entrance door, side gated access to rear garden. The rear garden is an outstanding feature of the house being laid to lawn with established patio to the rear of the house and a series of timber storage buildings with an open covered workshop located to the side of the garden.

The current vendors rent a large section of garden land to the rear of the garden on an annual basis, this area is laid to lawn and enclosed ask the vendors agent for details/

Mobile and Broadband

We advise purchasers go to Ofcom for further details

Viewing

Through Cain and Fuller in Cirencester

Tenure

Freehold

Council Tax

Band C

EPC

To follow

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.

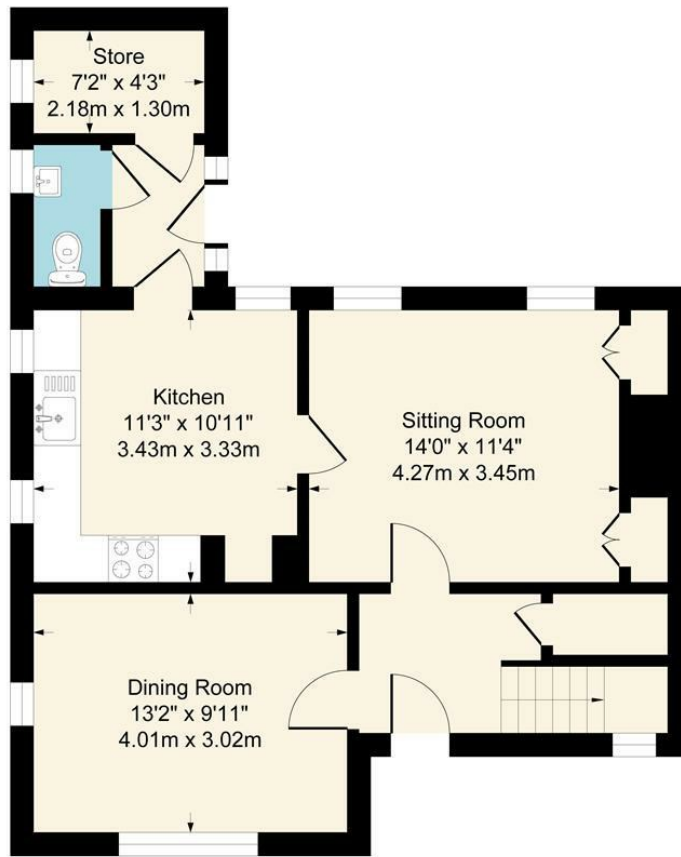
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.

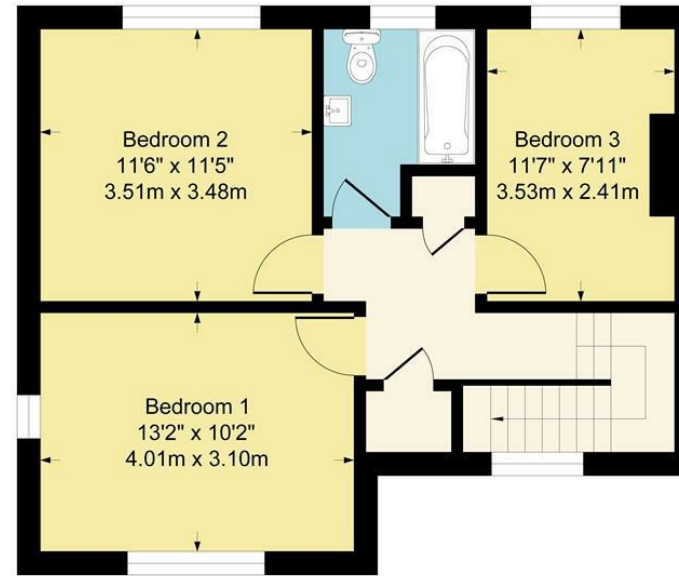




Approximate Gross Internal Area
1130 sq ft - 105 sq m



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.