



52 Cirencester, Gloucestershire, GL7 1BT
Asking Price £400,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

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A superb opportunity to acquire an extremely well presented and extended three-bedroom semi detached family home located in a highly desirable area on the edge of Cirencester town close to a full range of amenities and facilities including primary and secondary schools. In the past the property has extended and improved to create a flexible and appealing living space offering a selection of family areas ideal for the growing family and those who work from home. Externally there is well tended sunny southerly facing gardens with a selection of storage and access to a detached garage to the rear of the garden. To the front of the house off road parking for additional vehicles on a gated driveway, there is also parking to the front of the detached garage to the rear of the house. We urge early viewing of this quality family home located near a great range of facilities and local amenities. Call Cain & Fuller in Cirencester.

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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.

Amenities

Beeches 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. The house is within easy walking distance of primary and secondary schools with excellent offsets reports and a selection of recreational amenities.

Description

The property has the great benefit of its main access of Queen Elizabeth Road to the rear, where there is off-road vehicle parking for two cars in front of the detached garage with door leading into the secluded south facing rear garden. Entrance door leads to a large hallway with stairs to

first floor and doors leading to the living space. To the rear of the property there is a large well proportioned lounge with ample space for large soft furnishings, this room opens onto a good sized garden/family room which benefits from the sunny aspect and gives direct access onto the secluded rear garden. There is a dual aspect kitchen/diner fitted to an excellent standard with a selection of integral appliances, underfloor heating for those winter months and ample space for a large dining table in the dining area to the rear, with double doors giving access onto the sunny rear garden. The house has also been extended to the side elevation with a useful utility/family room a significant size this gives access to both front and rear of the property and also has the benefit of a downstairs cloakroom as well as a selection of further modern storage. To the first floor there are three double family bedrooms with a selection of built in storage space and a modern contemporary family bathroom room all presented in superb condition with storage and window to side. The property is warmed by a gas fired central heating system which is complemented by UPVC double glazed windows and doors, the house is presented in superb condition.

Outside

To the front of the property there is a low maintenance garden and driveway with off road parking, pathway to entrance door, additional entrance door to side. The rear garden is an outstanding feature of the house benefiting from a high degree of seclusion and not being overlooked with a sunny southerly facing orientation. There is a selection of paved outside seating/dining areas to the rear of the house to take full advantage of the sunny private aspect, these lead to a good sized shingled area ideal for small children creating a safe and secure environment for small animals or young children. Contained within the garden there is a deep storage cupboard and access to the detached single garage to the rear of the garden with driveway to front leading off Queen Elizabeth Road.

Garage

The property benefits from a sizeable detached garage with

up and over door to front, power and light, personal door to the rear garden.

Viewing

Through Cain & Fuller in Cirencester

Tenure

Freehold

EPC

D rating

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







TOTAL FLOOR AREA : 1349 sq.ft. (125.4 sq.m.) approx.

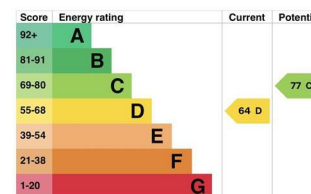
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.