

42 Hanstone Close, Cirencester, Gloucestershire, GL7 1WX

Chain Free £225,000

Cain & Fuller

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A rare opportunity to acquire an outstanding two-bedroom ground floor apartment with enclosed garden and allocated private parking for two cars, located in a highly sought after position on the outskirts of Cirencester town, close to a good range of amenities and facilities including doctors surgery, pharmacy, convenience store and Cirencester Park; approx. 20,000 hectares of parkland open to the residents of Cirencester on a daily basis. The apartment benefits from a comprehensive modern kitchen with selection of storage and appliances, well appointed modern white Shower room, Upvc double glazed windows and doors, heating via a selection of modern thermostatic and night storage heaters The property has the outstanding feature of a private garden to the rear solely for the use of the apartment. This provides a secure and secluded space for residents of the apartment in all seasons with access from the second bedroom through double patio doors. We are able to bring this apartment to the market in a chain free position and recommend early viewing to appreciate it. Call the vendors sole agent 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. The town is serviced by a popular Waitrose store, along with centrally located M&S Simply Food, and on the outskirts of town a large Tesco Extra, Aldi and Lidl. There is also a celebrated local Hospital an asset for any Market town. 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

35 Woodhouse Close 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.'

Outside

To the front of the apartment there is low maintenance lawned garden. An outstanding feature of the property is the rear garden: this comprises of a good sized lawn with established patio area to the rear of the apartment. There is low maintenance borers with flowering plants and shrubs, the garden is secure and provides a safe space for small animals or young children.

Broadband and Mobile

We recommend purchasers go to Ofcom for further details

Parking

The property has two allocated parking spaces

Viewing

Through Cain and Fuller in Cirencester

Council Tax

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

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GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



GL7 1WX

TOTAL FLOOR AREA : 544 sq.ft. (50.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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