



9 Berry Hill Road, Cirencester, GL7 2HE Chain Free £437,000

AVAILABLE WITH NO-CHAIN, A superb opportunity to acquire a distinctive semi detached family home located in one of the most sought after area's on the outskirts of Cirencester town close to a range of facilities and amenities including Powells School one of the towns most favoured primary schools. In recent years the house has been extended and improved, the accommodation presents a flexible and appealing family living space. To the ground floor there are two spacious reception rooms, the lounge with fitted wood-burner a must in the winter months and dining room with double doors leading to the rear garden. To the rear of the house there is a well fitted kitchen with good range of storage and built-in appliances, door to rear hallway with access to downstairs WC, home office/utility room, internal door to large garage and access to the secluded rear garden. To the first floor there are three well sized family bedrooms and a modern contemporary family bathroom. The house is warmed by a gas fired central heating system which is complemented by Upvc double glazed windows throughout. Of special mention is the large garage/workshop to side measuring 6.5m x 3.9m so useful in a family home. Externally there is a large driveway to front with parking for three cars and a secluded well presented garden to the rear of the house benefiting from a westerly facing aspect and a good degree of seclusion. Call Cain & Fuller to arrange a viewing.



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

Berryhill 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.'

Outside

Externally there is a large driveway to front with parking for three cars and a secluded well presented garden to the rear of the house benefiting from a westerly facing aspect and a good degree of seclusion. There is a selection of low maintenance borders and a large established entertaining deck ideal for the summer months.

Garage

Of special mention is the large garage/workshop to side measuring 6.5m x 3.9m so useful in a family home, up and over door to front, power and light and internal door to the rear hallway.

Mobile and broadband

We recommend purchasers go to Ofcom for full details

Council tax

Band C

EPC

To Follow

Viewing

Through Cain and Fuller in Cirencester

Tenure

Freehold

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.

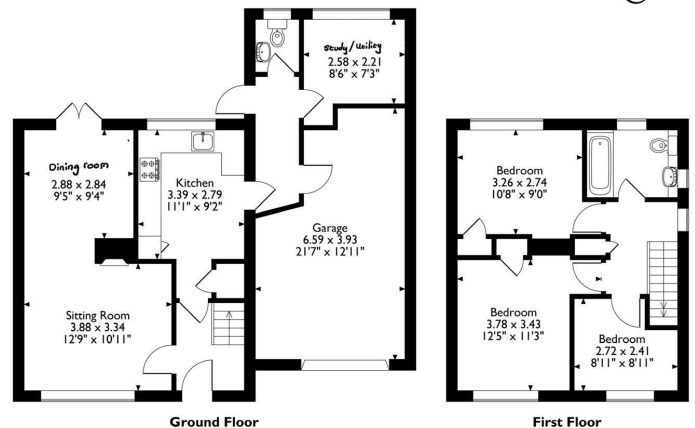
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

9, Berry Hill Road, Cirencester, Gloucestershire
Approximate Gross Internal Area
116 Sq M/1249 Sq Ft



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.



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