



48 Martin Close, Cirencester, Gloucestershire, GL7 1XY
Chain Free £350,000

Cain & Fuller

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Cain & Fuller

A unique opportunity to acquire a stylish refurbished and extended four bedroom family home located on the edge of Cirencester town with excellent access to all of the amenities and facilities it has to offer including a range of primary and secondary schools. In the past the accommodation has been altered to create a contemporary living space with large living room to the ground floor giving light and airy living space with double patio doors leading directly onto the south facing rear garden. This main living area boasts a modern engineered wood floor which gives a modern feel. To the front of this open room a well proportioned kitchen/diner gives ample space for a dining room table and leads to a fitted contemporary kitchen with an excellent range of storage and selection of integral appliances and large picture window to front garden. The first floor boasts two double bedrooms the master of which enjoys a light south facing aspect. Stairs from the landing lead to the second floor of the house with a large double bedroom to the rear aspect and a further double bedroom to the front which has stunning views to the Cirencester town, these rooms are serviced by a contemporary family bathroom. The house boasts a gas fired central heating system complemented by Upvc double glazed windows and doors. Externally the rear garden is established and benefits from a high degree of seclusion with a south facing sunny aspect. The garden is low maintenance and creates a secure environment for small animals or young children with side gated access to the Roman Amphitheatre a fantastic open space for the growing family and dog walking all times of the year. We urge early viewing of this stylish and appealing living space through 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 Stroud 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 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

48 Martin Close is in a much sought-after location due to its proximity to the town centre which is within easy 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 the rear garden is established and benefits from a high degree of seclusion with a south facing sunny aspect. The garden is low maintenance and creates a secure environment for small animals or young children with side gated access to the front of the house.

Broadband and mobile

We recommend purchasers go to Ofcom for full details on these services

Parking

There is parking for two cars to the front of the house

Viewing

Through Cain and Fuller

EPC

Band D

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.

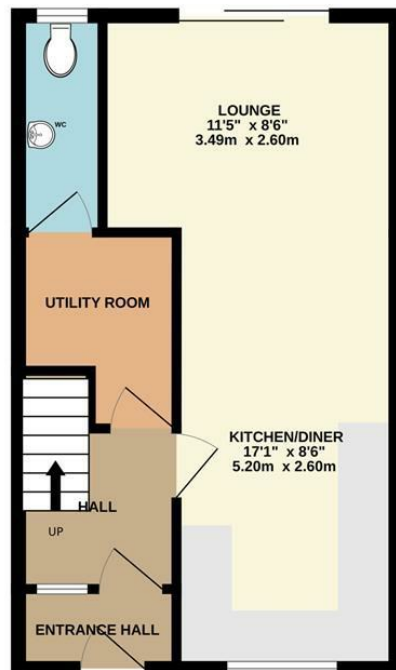
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

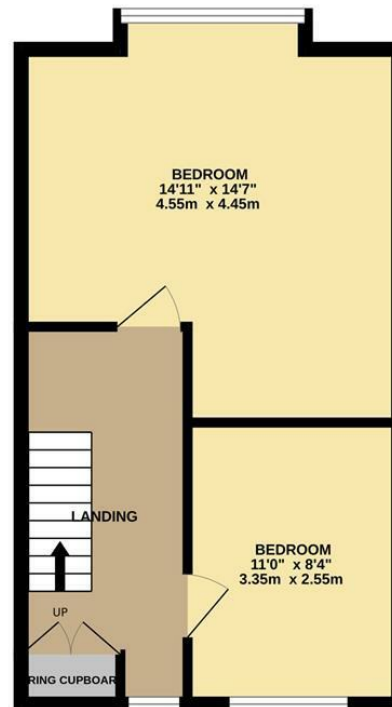




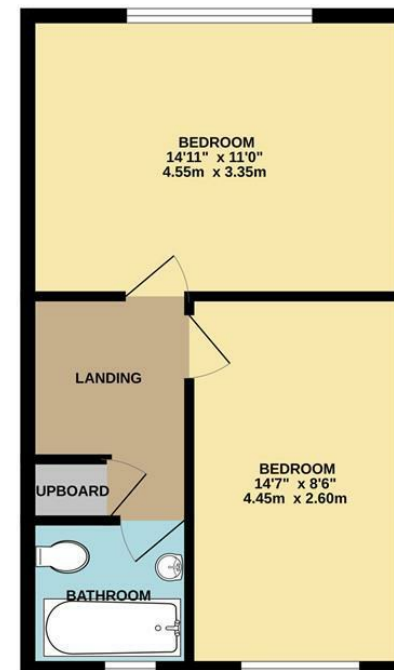
GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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