



73 North Home Road, Cirencester, Gloucestershire, GL7 1DS
Asking Price £287,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

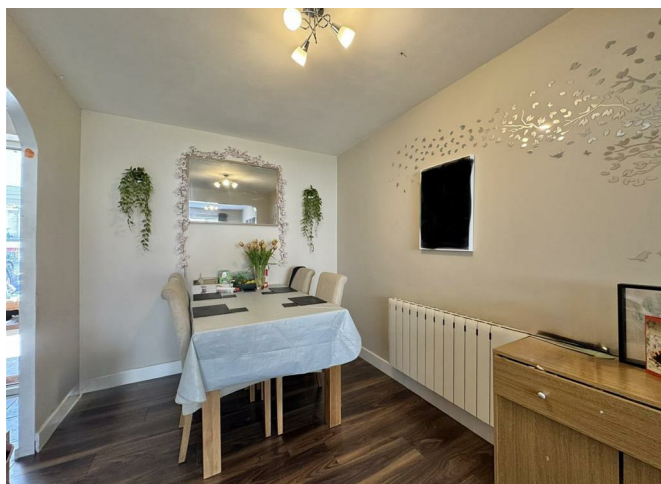
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Cain & Fuller

A superb opportunity to acquire a three bedroom family home located in a sought-after position on the edge of Cirencester town close to a range of amenities and facilities including primary and secondary schools. The property offers well proportioned and light living space, there is a well fitted modern kitchen with excellent range of storage and some recently renewed appliances, two good sized reception rooms with ample space for soft furnishings. There is the useful addition of a double glazed family room/conservatory to the rear elevation to take full advantage of the southerly facing aspect to the rear. To the first floor there are three family sized bedrooms with a selection of built-in storage and a refitted modern contemporary family bathroom with bath and fitted shower. There are Upvc double windows and doors throughout which complement a controllable thermostatic heating system. Externally there are well proportioned gardens mainly laid to lawn with a large decked entertaining space, ideal for the family. To the rear there is a single garage with parking. We urge early viewing of this modern three bedroom family home call Cain and 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, 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

North Home road 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.

Outside

Externally there are well proportioned gardens mainly laid to lawn with a large decked entertaining space, ideal for the family. To the rear there is a single garage with parking.

Single garage

Door to front , power and light, internal door to conservatory.

Mobile and Broadband

We recommend purchasers go to Ofcom for full details.

Council Tax

Band B

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.

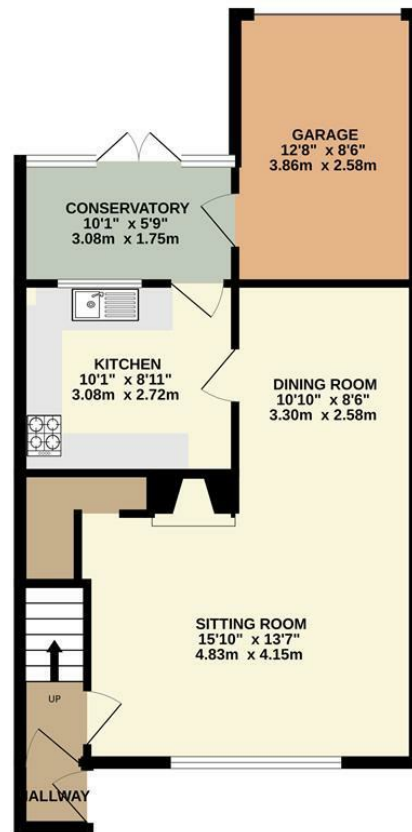
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.





GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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