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65 Corinium Gate, Cirencester, Gloucestershire, GL7 2PX

Chain Free £460,000

No Chain ! A superb and rare opportunity to purchase a three-bedroom modern home located in one of the most desirable areas in the centre of Cirencester town. Situated within the Abbey Grounds in the very heart of the town close to Cirencester Parish Church with a variety of amenities for the local residents. Corinium Gate is highly favoured as the homes offer well proportioned and light living space in a quiet setting in the heart of the town. Externally there are well tended gardens to front and rear with an integral single garage and parking to front for three cars. The secluded rear garden benefits from a sunny south facing aspect with a good degree of seclusion and creates a secure environment for small animals or young children. Properties in this area are rarely available and in high demand as such we recommend early viewing to avoid disappointment through the vendors sole agent Cain and Fuller in Cirencester

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
Corininium Gate 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

Description
The accommodation benefits from light well proportioned living space, to the ground floor a generous lounge with patio doors to a southerly facing conservatory, separate dining room with window and door to garden and archway leading to a well fitted kitchen with provision for appliances and picture window to the front garden. A large reception hallway has a downstairs WC and internal door leading to the single garage with electric front door. To the first floor there are three well proportioned bedrooms with a selection of storage and a family bathroom with separate walk-in shower and bath. The accommodation is warmed throughout by a gas fired central heating system which is complemented by Upvc double glazed windows and doors

Outside
To the front of the house there is a low maintenance garden with pathway to entrance door and parking in front of the integral garage.

The rear garden is a great asset to the property being mainly laid to lawn with a selection of established patio areas, the garden boasts a degree of seclusion and enjoys a sunny south facing aspect. There is a selection of borders again low maintenance with a selection of established shrubs and plants. The whole garden is fully enclosed creating a safe and secure environment for small animals or young children with a rear gated access.

Mobile and Broadband
We recommend purchasers go to Ofcom for further details

Council Tax
Band D

Viewing
Through Cain and Fuller in Cirencester

EPC
To follow

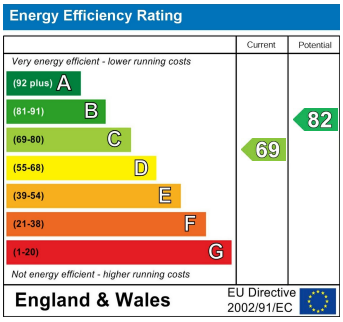
Tenure
Freehold

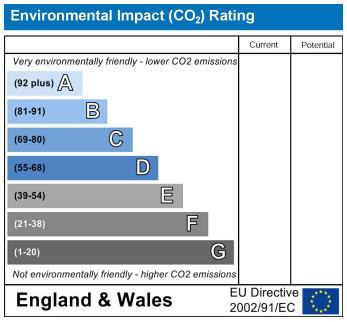
Agents Note
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

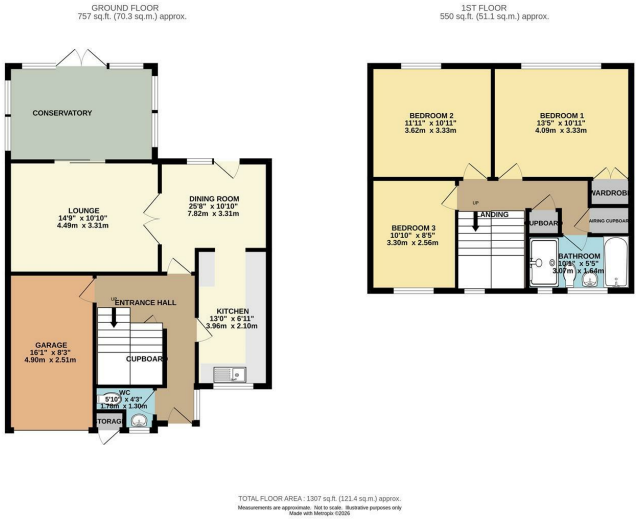
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.







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