



94 Drift Way, Cirencester, GL7 1WN
Asking Price £289,950

Cain & Fuller

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94 Drift Way offers a great opportunity to acquire a flexible modern end of terrace two bedroom house located in an established area on the outskirts of the town centre close to a full range of amenities and facilities. In recent years the present vendor has improved and updated this spacious modern home, the ground floor boasts a large and light main living room to the front elevation with large picture window. To the rear of the house there is a fitted kitchen/diner with good selection of built in storage and ample space for a good sized dining table. This room also leads to the sunny rear garden through a large opening door to take full advantage of the summer months. The first floor benefits from two double bedrooms and a white modern bathroom suite with bath and fitted shower. The house boasts a gas fired central heating system which is complemented by Upvc double glazed windows throughout. Externally there is a good sized secluded garden with patio area to the rear of the house, the property benefits from a corner plot with garden to front, rear and side with a good degree of seclusion. There is tandem parking for two cars on a driveway to the front of the house. We recommend early viewing through 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. 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

Drift Way is in a 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

Accommodation

Entrance door leads to a well proportioned lounge with picture window to front and stairs to first floor accommodation door to Kitchen/Diner. The modern fitted kitchen/diner offers a range of storage cupboards and a series of built-in appliances, together with extensive work surfaces. There is ample room for a dining table and chairs, while a picture window provides plenty of natural light. Large opening double doors lead directly onto the secluded rear garden, creating an excellent

connection between the kitchen and outside entertaining space.

To the first floor are two well-proportioned double bedrooms, each benefiting from a useful selection of built-in wardrobe storage.

The refitted family bathroom has been finished to a high specification, with contemporary fittings and attractive modern tiling. Features include a stylish wall-mounted mirror, bath with thermostatic shower over and shower screen, together with a ladder-style heated towel radiator and double glazed window opening to the side.

Outside

The house is end terrace and benefits from a large corner plot with garden to three side and a gated side access. To the front laid to lawn with tandem parking for two vehicles. The side and rear gardens are laid to lawn with a selection of trees and shrubs, enclosed creating a secluded environment.

Situation

94 Drift Way is situated in a quiet residential cul-de-sac within Cirencester. The property is positioned within the GL7 1WN postcode, which encompasses Drift Way and the surrounding residential area.

Cirencester itself is widely regarded as the capital of the Cotswolds and offers an excellent range of everyday amenities, independent shops, cafés, restaurants, schools and recreational facilities, with attractive surrounding countryside close at hand.

Summary

- * Two double bedrooms
- * End terraced house
- * modern contemporary style
- * Modern fitted kitchen/diner
- * Built-in appliances
- * Large full-width lounge
- * Refitted high-specification family bathroom
- * Secluded gardens
- * Rear gated access
- * Useful storage shed
- * Allocated parking for two cars
- * Quiet cul-de-sac position
- * Freehold

A superb opportunity to acquire a stylish two-bedroom home with excellent outside space and two allocated parking spaces, offered for sale.

Viewing

Through Cain and Fuller in Cirencester

Mobile and Broadband

We recommend purchasers go to Ofcom for details

Council Tax

Band C

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.

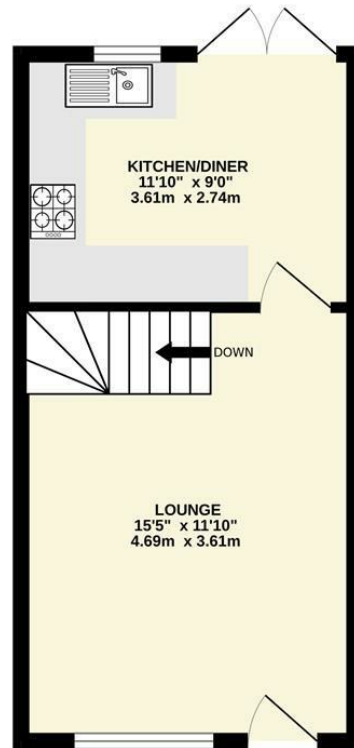
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller

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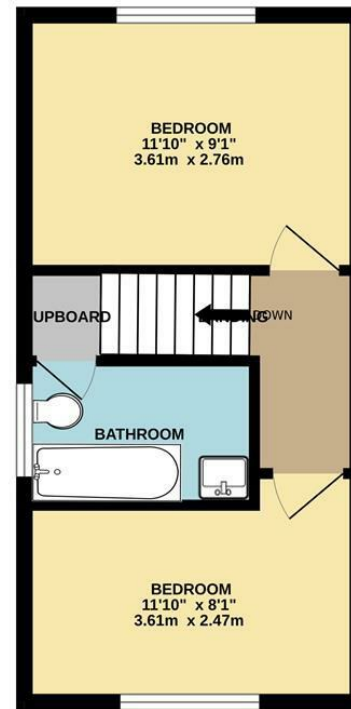




GROUND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



GL7 1WN
TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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