

6 Vaisey Road, Stratton, Cirencester, GL7 2JQ

Chain Free £348,500

Cain & Fuller

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An excellent opportunity to purchase a spacious three bedroom semi-detached home situated in the popular residential area of Stratton, on the outskirts of Cirencester. Offered for sale with no onward chain, this appealing property provides generous and versatile accommodation extending to approximately 1,016 sq ft, excluding the garage. Although requiring some modernisation, the property offers considerable scope for improvement and personalisation, making it an attractive prospect for buyers wishing to create a home to their own specification. We recommend early viewing through Cain and Fuller in Cirencester.

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Stratton

Stratton is a small village community located within a mile of Cirencester market place, the village benefits from a large selection of local amenities and facilities these include an Ofsted outstanding ranked primary school, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. Cirencester is well situated for the commuter with both M4 & M5 Motorways in driving distance and a mainline rail link at the neighbouring village of Kemble a daily commuter service to London Paddington.

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

Description

The ground floor accommodation begins with an entrance hall leading into a spacious sitting room overlooking the front garden. A fitted kitchen with a range of eye and base level units with offers potential for updating and redesign, with a space for dining table close to the window and side door to the front garden. A particularly useful feature of the house is the two ground-floor double bedrooms located to the rear of this flexible design and being serviced by a recently updated shower room which completes this flexibly designed family home. On the first floor is a generous principal bedroom, together with a family bathroom and substantial eaves storage. Subject to the necessary planning and building regulations, the eaves space may offer further potential to enhance the accommodation, other residents have added a further two bedrooms to the first floor ask the agent for further details.

Outside

The property benefits from an attractive front garden with established shrubs and planting. A private driveway provides off-road parking and leads to a detached single garage, offering additional storage or workshop space. The rear garden is predominantly laid to lawn, with mature shrubs and established flower borders. It provides an excellent opportunity for landscaping and further improvement while offering a pleasant outdoor space.

Location

Situated in Stratton, a popular residential area of Cirencester, the property enjoys convenient access to the historic market town and its range of independent shops, supermarkets, restaurants, public houses and leisure facilities.

Stratton Church of England Primary School is approximately 0.12 miles away.

Cirencester also provides access to a wider range of educational facilities, recreational amenities and transport connections.

General Information

* Property type: Semi-detached house
* Bedrooms: Three
* Bathrooms: Two
* Reception rooms: One
* Approximate floor area: 1,016 sq ft
* Tenure: Freehold
* Council Tax Band: C
* EPC Rating: C (72)
* Heating: Mains gas
* Electricity: Mains
* Water: Mains
* Sewerage: Mains
* Parking: Private driveway and detached single garage
* Garden: Front and rear gardens
* Sale status: No onward chain

A property offering generous accommodation, established gardens and excellent potential in a convenient Cirencester location. Early viewing is recommended.

Viewing

Through Cain and Fuller in Cirencester

Tenure

Freehold

Single garage and driveway

There is a detached single garage to the side of the house with driveway to front parking for three cars.

Council Tax

Band C

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.

We have dressed the bedrooms using AI the original images are also uploaded at the end of the listing.
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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Approximate Gross Internal Area 1016 sq ft - 95 sq m
(Excluding Garage)

Ground Floor Area 719 sq ft – 67 sq m
First Floor Area 297 sq ft – 28 sq m
Garage Area 175 sq ft – 16 sq m

