



**4 Garden Close, Cirencester, GL7 1UW**  
**Asking Price £375,000**

**Cain & Fuller**

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A superb and rare opportunity to acquire a modern mews town house located in the highly desirable position on the very edge of Cirencester town centre, the property is within walking distance of a full range of amenities and facilities. Garden Close is a renowned and sought after position and properties in this small close are rarely available and sell extremely quickly. Number 4 offers purchasers well presented living space, to the ground floor a lounge to the front with picture window and fireplace fitted with attractive electric fire, archway gives access to a square dining room with window to the rear garden and door opening onto the kitchen. A modern kitchen has been fitted with good storage and built-in appliances, a light open room with access also to the large hallway. A rear porch has the outstanding benefit of a downstairs WC sought after by so many buyers. To the first floor the former three bedrooms have been altered to give two extremely large double bedrooms with some storage, both serviced by a well fitted contemporary bathroom with fitted bath and shower. The house is warmed throughout by a gas fired central heating system which is complemented by Upvc double glazed windows and doors. The rear sunny garden benefit from a high degree of seclusion and also make an ideal environment for young children or small animals with a gated rear access leading to a single en-bloc garage with parking to front. There is also parking for residents in front of the houses in the cul de sac.

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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**

Garden Close is a much sought-after location due to its proximity to the town centre which is within walking distance. Most of the street consists of period town houses and cottages. 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**

To the front of the house a low maintenance garden with pathway to entrance door. The rear sunny garden benefits from a high degree of seclusion and is laid to a low maintenance format with a selection of eating and entertaining areas with a southerly facing orientation. The garden makes an ideal environment for young children or small animals with a gated rear access leading to a single en-bloc garage with parking to front.

## **Parking and Single Garage**

The property benefits from a single garage and parking for one car, there is also additional visitor's parking in the cul de sac unrestricted.

## **Mobile and broadband**

We recommend purchasers go to Ofcom for further details

## **Council Tax**

Band C

## **Tenure**

Freehold

## **EPC**

C rating

## **Viewing**

Through Cain and Fuller in Cirencester

## **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.

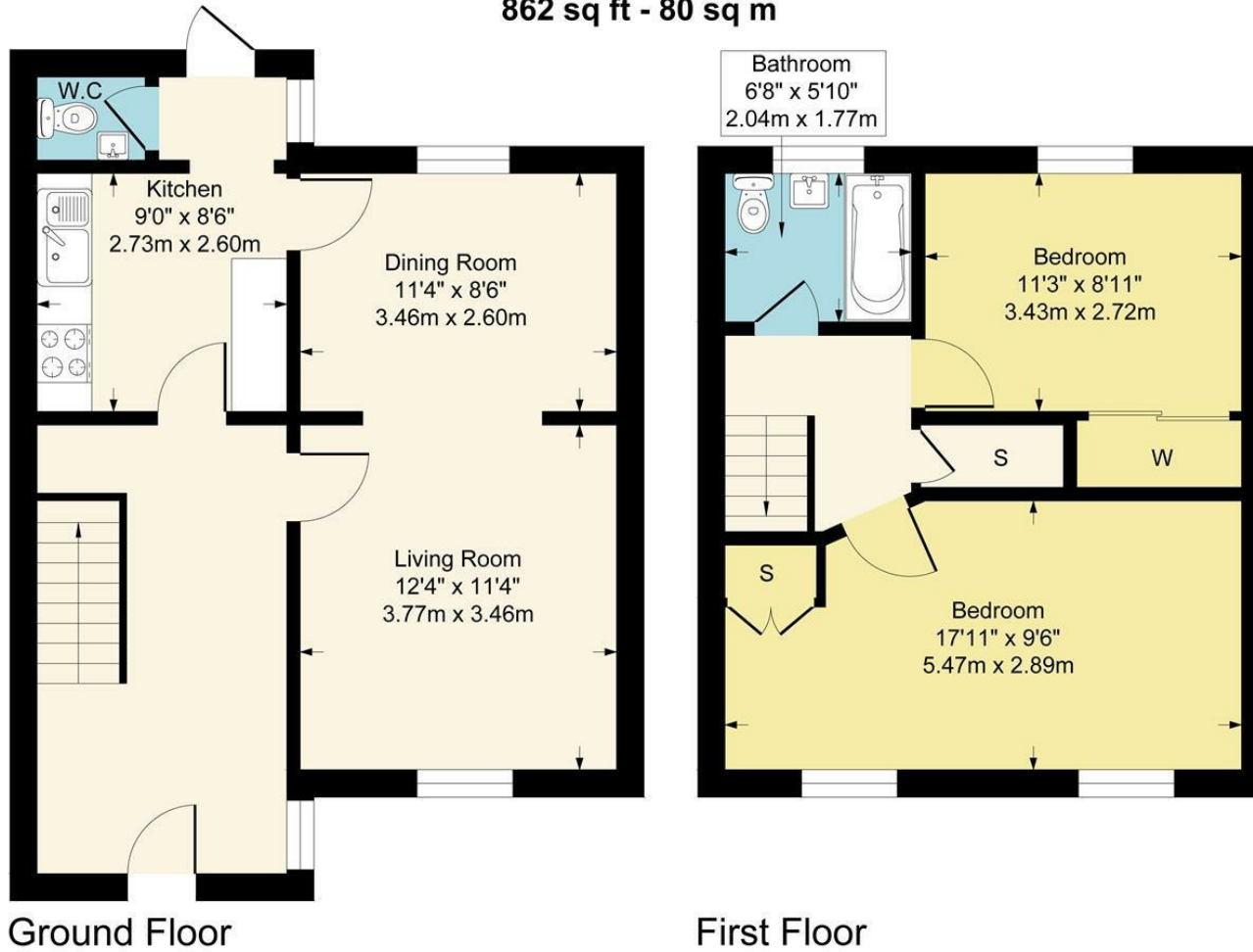
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.





**Approximate Gross Internal Area  
862 sq ft - 80 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

