



39 Foxes Bank Drive, Cirencester, GL7 1WA
Chain Free £315,000

Cain & Fuller

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Available with no-chain and nestled in the desirable cul-de-sac of Foxes Bank Drive, Cirencester, this charming terraced house presents an excellent opportunity for both families and professionals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The modern fitted kitchen/diner is a highlight, providing a stylish and functional space for culinary pursuits and casual dining. The white modern bathroom is equipped with both a bath and a fitted shower, ensuring convenience for all residents. Gas central heating and double-glazed windows throughout the property enhance energy efficiency and comfort, making this home a warm retreat during the colder months. Additionally, the property boasts parking for two vehicles, a valuable asset in this sought-after area. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to secure a home in this lovely location, where community spirit and convenience come together beautifully.

Chain Free £315,000



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

Foxesbank Drive is in 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

To the front of the house there is a good sized lawned garden with pathway to entrance door, storage cupboard to side of the open storm porch. The rear garden is an outstanding feature of the house being laid to lawn with patio area to the rear of the house the garden provides a safe and secure environment for small animals or young children.

Parking

There is a driveway with tandem parking for two cars located to the side of the terrace.

Mobile and broadband

We recommend purchasers go to Ofcom

Council Tax

Band C

Tenure

Freehold

Viewing

Through Cain and Fuller in Cirencester

EPC

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.

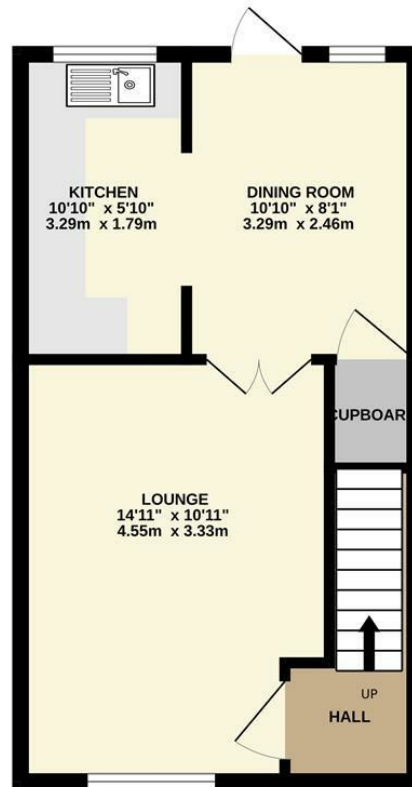
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

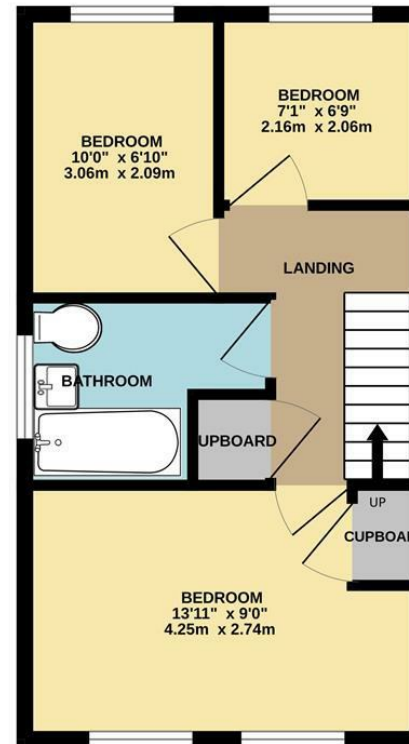




GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.

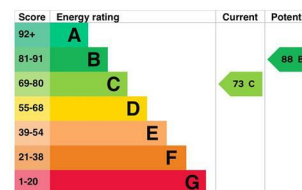


TOTAL FLOOR AREA : 716 sq.ft. (66.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.