



13 Dollar Street, Cirencester, Gloucestershire, GL7 2AS
Chain Free £210,000

Cain & Fuller

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A superb opportunity to acquire a refurbished duplex apartment located in a highly sought after street within the very heart of Cirencester town with good access to all of the amenities and facilities that the town has to offer including the world renowned Cirencester Park open to residents on a daily basis. This spacious duplex property offers light and modern living space with a large entrance hall with deep storage cupboard and access to most of the living space. A well proportioned lounge gives pleasant views onto Dollar street with a stunning array of period buildings, a dual aspect kitchen/diner has a good range of storage and offers ample space for a good sized dining table. To the upper floor the large landing opens onto two good sized double bedrooms and a recently refurbished contemporary family shower room with window to the rear aspect, and a separate Wc. We would inform purchasers that the building is grade 2 listed ask the agent for further details. Externally the property benefits from a south westerly facing roof terrace a private and amazing feature on a town property. There is also a selection of external storage cupboards ideal for storing large items like bicycles. To view this truly unique property call Cain & 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

Dollar Street 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.

Tenure - leasehold

The vendor is presently in the last stages of lengthening the lease to 150 years

Outside

The apartment benefits from a large external storage shed ideal for bicycles and large items, the current vendor has loosely laid astroturf on the roof area to the front of the apartment and uses the area as a roof garden to take full advantage of the sunny south westerly facing aspect, this by their choice as the apartment has access over this area but nothing is stipulated in the lease regarding a roof terrace.

Permit parking

There is permit parking available approx. 200 ft from the property in the Abbey Grounds car park through the Cotswold District council and MI PERMIT Scheme.

Mobile and broadband

We recommend purchasers go to Ofcom for information on broadband and mobile reception

Council tax

Band B

Grade 2 listing

The property forms part of a grade two listed building - entry number 1187456

Viewing

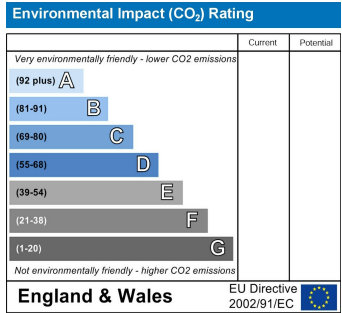
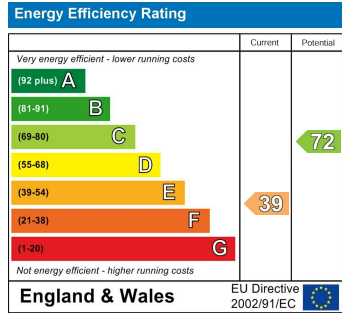
Through Cain and Fuller in Cirencester

Agents note

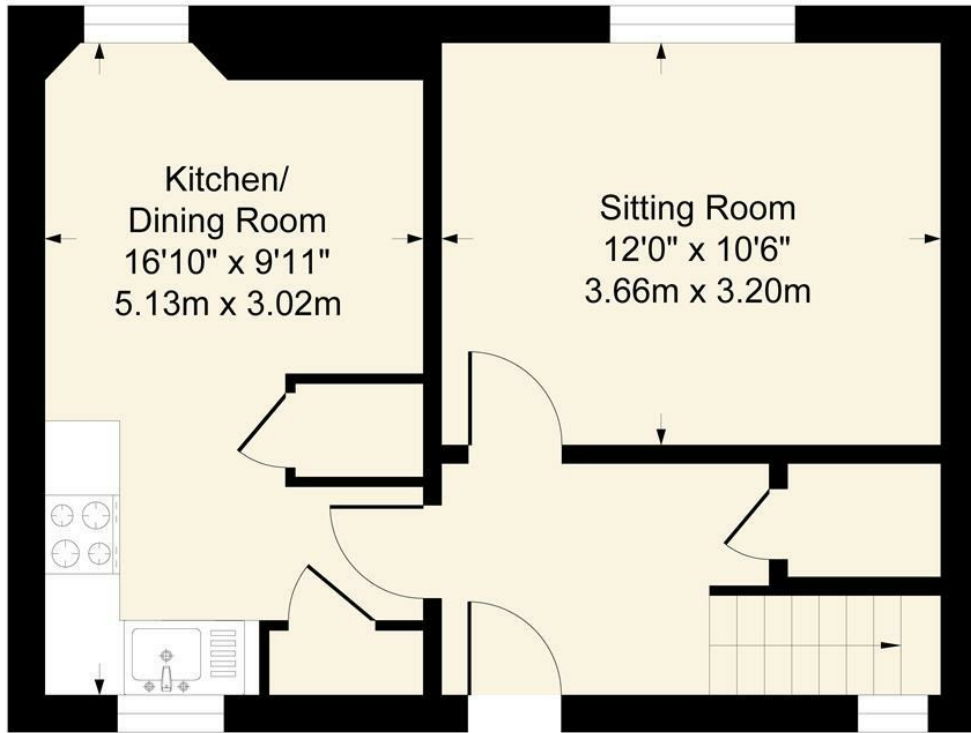
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements 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.

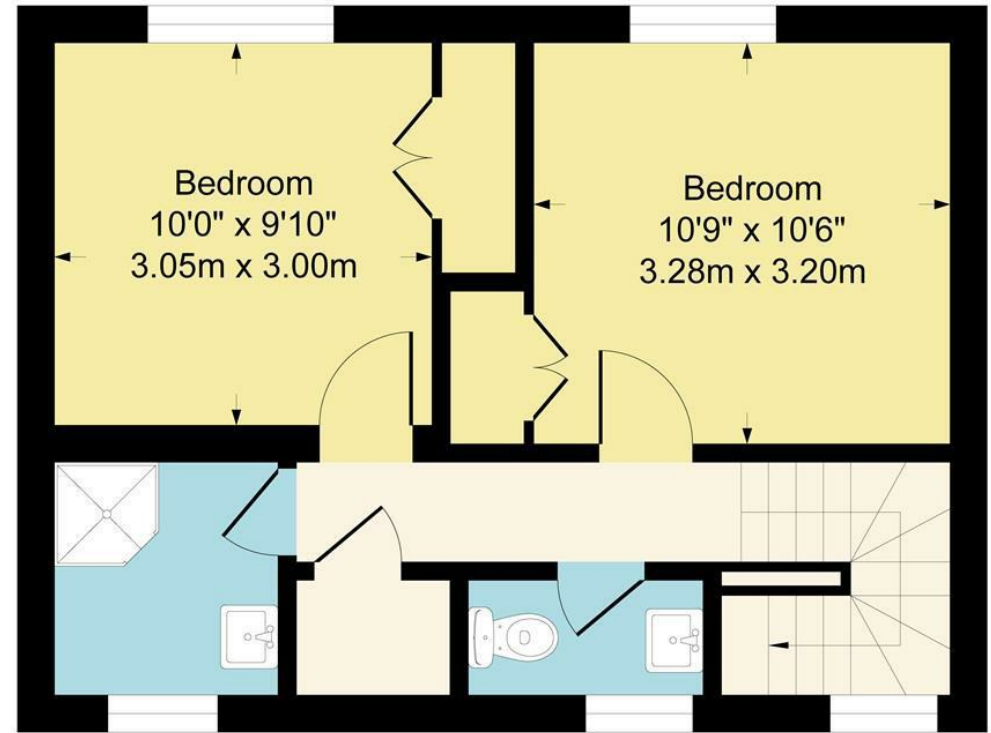
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



Approximate Gross Internal Area 814 sq ft - 75.6 sq m

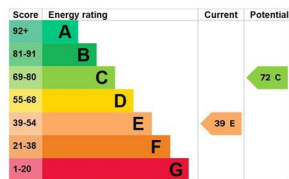


Ground Floor



First Floor

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.



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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