**9 Springfield Road, Cirencester, GL7 1SU**
**Asking Price £325,000**

Cain & Fuller

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Cain & Fuller

A superb opportunity to purchase a refurbished three bedroom family home located in an established location on the edge of Cirencester town close to a selection of amenities and facilities including a selection of primary and secondary schools. In recent years the property has been refurbished to create a flexible family home with an excellent level of modern convenience, the rooms are of a great proportion and the ground floor offer dual aspect light living space. Externally the house boasts a south facing rear garden laid to lawn with secluded decked area and useful timber storage shed offering families a safe and secluded setting. To the front of the property there is bloc paved parking for three cars and side gated access to the rear garden. We urge early viewing of this appealing family home through 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

Springfield Road 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.'

## Description

Double glazed entrance door leads to hallway with stairs leading to first floor accommodation, cloaks hanging space and door to the dual aspect lounge which benefits from large double glazed doors opening onto the south facing rear garden, window to front. The lounge is a light and airy room with ample space for large sofa and attributing furnishings. The kitchen/diner has been extensively refitted and modelled benefiting from a contemporary selection of units, there is a selection of built in appliances including large fridge, low level oven , four ring hob and extractor above, integral dishwasher. The kitchen area is open plan onto a wide dining space with window and rear door opening onto the rear garden. To the first floor there are three double bedrooms some with pleasant views to an open grassed area to the rear of the house. The family bathroom is a contemporary white suite with fitted bath and shower above. Throughout the property there is a selection of practical low maintenance flooring combined with modern contemporary carpets and tiling to the bathroom area. The decoration in the house is both modern and light providing a stimulating and attractive living space.

The house is warmed throughout by a recently installed gas fired central heating system complemented by UPVC Double glazed windows and doors.

## Outside

Externally the house boasts a south facing rear garden which is an outstanding feature of the house and ideal for the growing family, mainly laid to lawn with secluded decked area to the rear of the house to take full advantage of the sunny south facing aspect. To the far corner there is a useful timber storage shed, A gated side access leads to the front of the house which is fully bloc paved with parking for three cars.

## Council Tax

Band B

## EPC

Band D

## Tenure

Freehold

## 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.

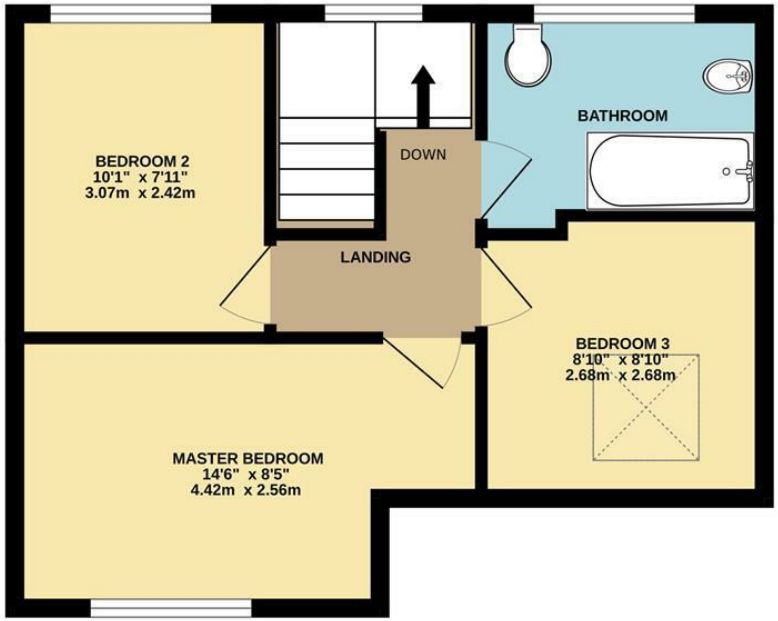
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
Please discuss with us any aspects which are particularly important to you before travelling to view this property.
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.

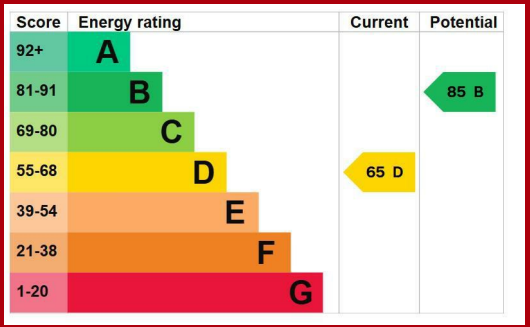
Cain & Fuller

Cain & Fuller
Sales
01285 640604
FOR SALE
WM74 AUP

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.




TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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