



38 Arnolds Way, Cirencester, GL7 1TA
Asking Price £315,000

Cain & Fuller

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An opportunity to purchase a three bedroom modern family home located in a secluded position within easy walking distance of Cirencester town centre and a selection of primary and secondary schools. The property has been well maintained in recent years and now presents an inviting, light and airy family living space with well proportioned rooms and including double glazing and gas fired central heating. To the front a modern fitted kitchen gives excellent storage and the current vendor has refitted the original bathroom with a contemporary stylish family shower room with good selection of storage. The house offers the outstanding benefit of a down stairs cloakroom ideal for the growing family as well as a rear garden room with gives excellent access to the secure store room ideal for those with bicycles etc. The garden room also gives good access to the southerly facing secluded rear garden ideal for the family. Externally there are well tended and secluded gardens with the rear garden boasting a sunny orientation. We would urge early viewing of this superb family home to avoid disappointment properties in this location are sought after.

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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

Arnolds Way 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.

Outside

To the front of the property there is an open plan grassed area with pathway to entrance door, recessed bin storage cupboard, entrance door to property.

The rear garden is an outstanding feature of the house being of a good proportion with pathway leading the length of the garden to a rear gated access. The rear patio benefits from a high degree of seclusion with a sunny southerly facing aspect, an ideal and safe space for small animals or young children. To the rear of the garden there is a good sized lawned area with flowerbeds.

Council tax

Band C

EPC

C rating

Parking

Residents within Arnolds way have access to a Number of residence's parking area's available on a daily basis.

Viewing

Through Cain & 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.

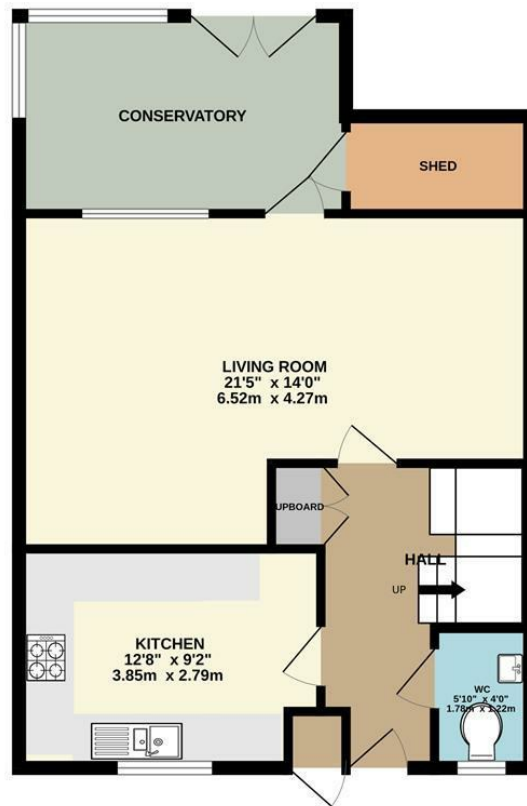
Please note that in line with Money Laundering Regulations

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.

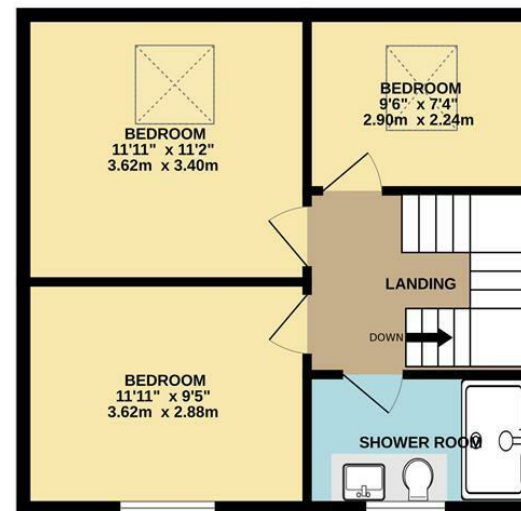




GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq.ft. (100.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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