



17 Bingham Close, Cirencester, Gloucestershire, GL7 1BG
Chain Free £585,000

Cain & Fuller

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17 Bingham Close is a superb opportunity to acquire a flexible Town House located in the very heart of Cirencester close to a large selection of amenities and facilities that the town has to offer. The property was constructed by Messrs Charles Church to an exacting standard with a large selection of fixtures and fittings that you would expect in a high quality Town House. The accommodation is set out on three stories and warmed throughout by a full gas fired central heating system complemented by sympathetic double glazed Sash windows many with views over the town. To the ground floor there are two main living areas, at the rear of the house a well proportioned lounge with double doors giving direct access onto the secluded and sunny garden and to the front a large kitchen/diner fitted to a high standard with full range of integral appliances and ample space for a large dining room table. Entrance door leads to an entrance hall area with practical downstairs cloak room and staircase allowing access to the first and second floors. The upper floors of the house provide extremely good sized bedrooms with a large master suite with range of built-in storage and en suite shower room. There are a further three bedrooms with a selection of storage and a modern family bathroom, all presented in excellent order. Externally the property benefits from gardens to front and rear with the rear garden offering a sunny aspect and a good degree of seclusion, safe and secure for small animals or young children. To the front of the house there is parking for two vehicles on a gravelled driveway with pathway leading to the entrance door, a huge benefit on a property in the centre of Cirencester. We are able to bring the house to the market in a chain free position and would urge early viewing of this quality Town House.

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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

Bingham Close is located 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

Low maintenance front garden with access to the front entrance door and parking for two vehicles. The rear garden is an outstanding feature of the house, benefiting from a sunny and secluded aspect and being laid to a low maintenance format with slabbed patio area to the rear of the house leading to a good sized garden space gravelled for ease of maintenance. The garden provides a safe and secure environment for small animals or young children in the heart of Cirencester.

Parking

The property has off road parking for two cars in front of the house on a gravelled drive.

Viewing

Through Cain and Fuller in Cirencester

Broadband and Mobile

We recommend purchasers go to Ofcom for further details

EPC

band C

Council Tax

Band D

Tenure

Freehold

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

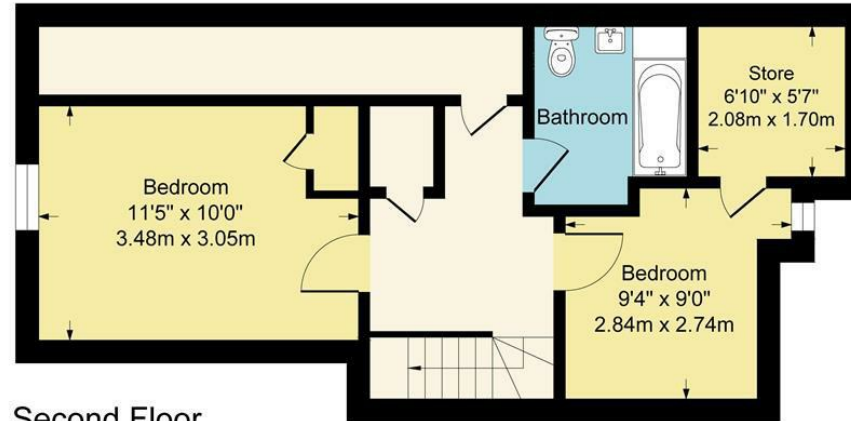
checking them first.

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.





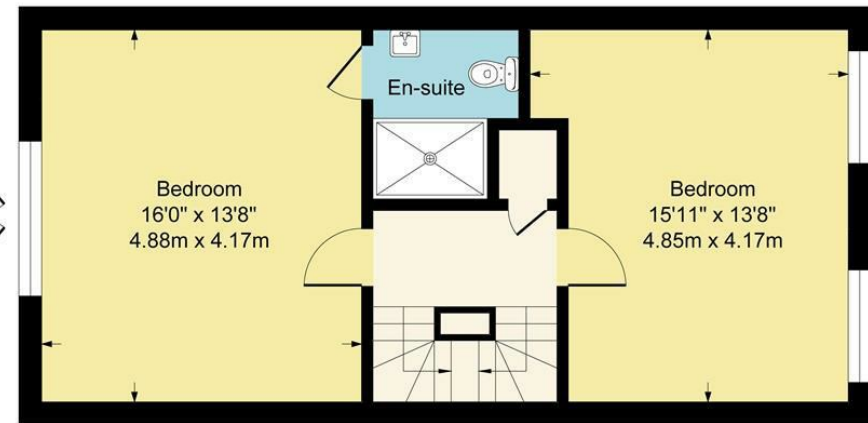
Approximate Gross Internal Area
1581 sq ft - 147 sq m



Second Floor



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.