



**64 Boxbush Road, South Cerney, Cirencester, GL7 5XJ**  
**Asking Price £78,000**

**Cain & Fuller**

A superb opportunity to purchase a 30% share in this two bedroom modern home located in the highly sought after village of South Cerney to the south of Cirencester. The accommodation benefits from a full gas fired central heating system complemented by Upvc double glazed windows, a modern and contemporary fitted kitchen with excellent range of storage and built-in appliances and contemporary white bathroom with bath and fitted shower. The vendor has recently carried out a programme of redecoration both internally and externally to present a highly appealing spacious living space. A great benefit of the property is the south facing enclosed and secluded garden ideal for small animals or young children and also with the benefit of a large timber shed/work shop. Parking is located to the side of the terrace with a tarmac hardstanding for 2 vehicles in tandem. Properties in this area are highly sought after we urge early viewing of this property through Cain and Fuller in Cirencester.

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## **South Cerney**

The village of South Cerney has a range of local amenities including a newsagents, Co Op general store, hairdressers, a fish and chip shop, an Indian restaurant/takeaway, pharmacy and a dental , doctor surgery. There are three public houses in South Cerney, The Old George, The Royal Oak and The Eliot Arms Hotel. There is a Village Hall and Fenton's Community Centre. It is located in the heart of the Cotswold Water Park with a large range of water based activities on offer including education lake and Golf course

## **Nearby 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.

## **Outside**

To the front of the house there is a low maintenance lawn with pathway to entrance door. The rear garden is a great aspect of the house benefiting from a south facing sunny aspect with a good degree of seclusion, ideal for small animals or young children. There is a large timber shed/workshop contained within the garden ideal storage, rear gated access also handy.

## **Parking**

There is allocated parking for two cars in tandem in a parking area to the side of the terrace.

## **Mobile and broadband**

We recommend purchasers go to Ofcom for full details.

## **Tenure- leasehold shared ownership 30% share**

We are marketing a 30% shared ownership

Monthly rental to housing association of £368.68

Annual service charge £151.68

Leasehold - 125 years from February 2022.

## **Viewing**

Through Cain and Fuller in Cirencester

## **Council Tax**

Band B

## **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

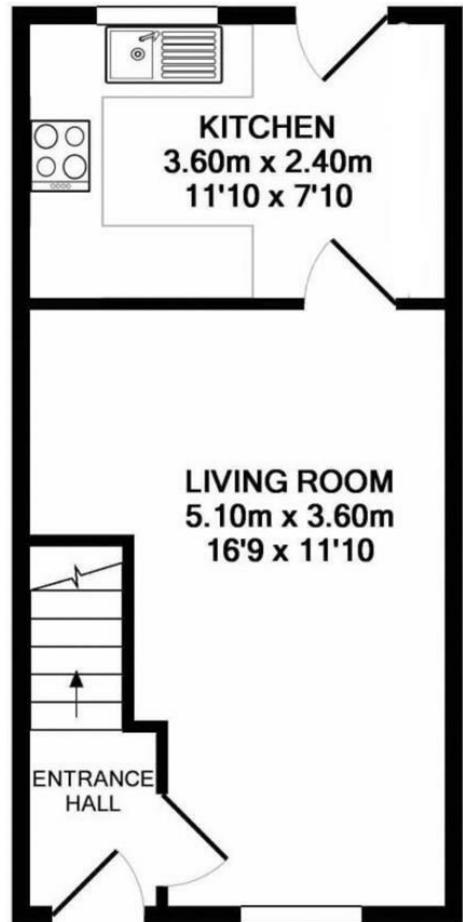
checking them first.

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

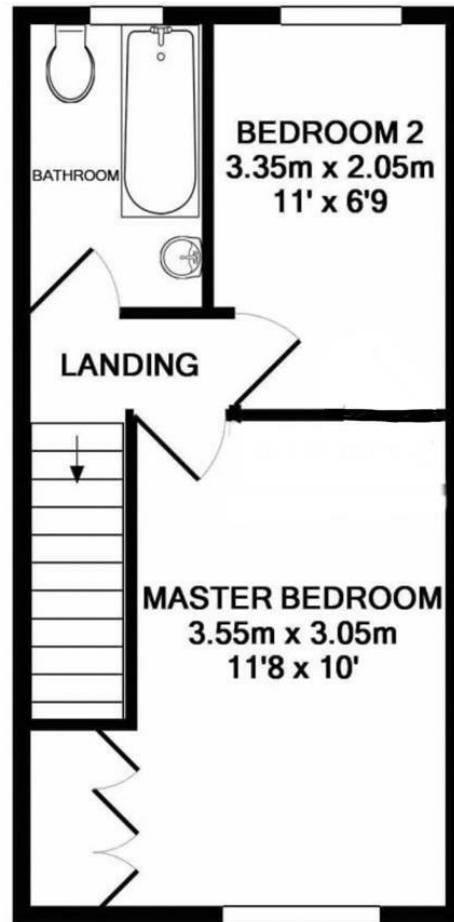
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.







GROUND FLOOR



1ST FLOOR

