



1, Calleva Court Queen Street, Cirencester, GL7 1HB
Chain Free £454,750

Cain & Fuller

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A unique opportunity to purchase a recently constructed energy efficient modern cottage located in this small select Development in the very heart of Cirencester close to a full range of amenities and facilities. Calleva Court is accessed via a small lane located off Queen street in a sought after section of Cirencester town close to a full range of amenities and facilities. The properties are built to a high specification with an excellent range of modern Contemporary features throughout the accommodation. All the properties have been constructed to a high Eco standard with great care and attention given to the day today efficiency and running costs and the Ecological Foot print. The Cottages are covered by a full 10 year National House Builders Guarantee from construction to assure a quality build and construction. We urge early viewing of these Unique Stone Cottages through Cain and Fuller in Cirencester

Cirencester

Cirencester is the Capital of the Cotswold's as such the town is steeped in Roman History and gives its residents a unique and beautiful living environment to live in. The town offers a large selection of amenities and facilities which also include a range of attractive Parks through out the area including Cirencester Park which is open to residents of the town on a daily basis. The area is well situated for the business commuter with M4 and M5 Motorways in driving distance and a main line railway station in the neighbouring village of Kemble a daily Commuter service to London Paddington.

Description

Calleva Court is a unique small development of two Stone Cottages and two Coach Houses located in a central and convenient position within the heart of Cirencester. The Stone Cottages are now completed and offer prospective purchasers a high standard of modern Contemporary Living space . The accommodation benefits from an exceptionally high standard of Insulation and a care in the construction to make these properties as Eco friendly and energy efficient as possible, and are complemented by an efficient gas fired central heating system. Double glazed windows and doors also assist this energy saving property.Of special mention is the floor to ceiling glazing in the Garden room which in turn has double glazed doors also leading to the rear garden. Internally there is a selection of soft and hard floor coverings some with under floor heating. Care has been taken with a high standard of decoration through this light and airy living space.

Accommodation

No.1 Calleva Court is a Three bedroom Semi detached Stone Cottage as you enter through the front door you enter a Hall way giving access to a large Downstairs Shower/Cloak room, Stairs to first floor and door to main Reception space. The main living room benefits from a dual aspect with views to front and rear gardens, the room is of a good proportion and has door to Kitchen and Garden room. The property benefits from an extensively fitted Kitchen area with a selection of Modern High Gloss Contemporary storage units with a selection of built in appliance including Dishwasher, Fridge, Freezer, Oven, Induction Hob and built-in extraction. There is a selection of Solid Wood work surfaces and range of built in Lighting. The Kitchen area opens onto a light and spacious Garden Room with full height windows and opening double doors onto the Rear garden. To the first floor a landing area

gives access to a selection of Three Bedrooms all with pleasant views over Cirencester town. The main family Bathroom is a white Contemporary Style Bathroom with an excellent standard of fitting including under floor heating, and a selection of high quality tiling to both floor and walls. To the ground floor of the House an Oak engineered floor has been fitted which offers a high quality hard wearing and natural floor covering. stairs landing and bedroom areas are fully carpeted.

Outside

Number 1 benefits from low maintenance and secluded gardens. The rear garden is fully enclosed with a large patio area to the rear of the house leading to a grassed area benefiting from a degree of seclusion and a sunny aspect. The developers made to choice to lay a high quality artificial Grass to the front and rear of the property for ease of maintenance. The rear garden also benefits from a gated rear access which again has key coded gated access.

Parking

Allocated parking for one vehicle , visitors parking available in the cul de sac

Services

Calleva Court benefits from all main services being connected.

Tenure

Calleva Court properties are all freehold

Viewing

PLEASE NOTE: VIEWINGS AT THIS PROEPRTY AND DEVELOPMENT ARE STRICTLY THROUGH CAIN & FULLER ESTATE AGENTS, 7 DAYS A WEEK. APPOINTMENTS MUST BE BOOKED IN ADVANCE.

Council tax

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Mobile and broad band

We recommend purchasers go to Ofcom for details

Agents Note

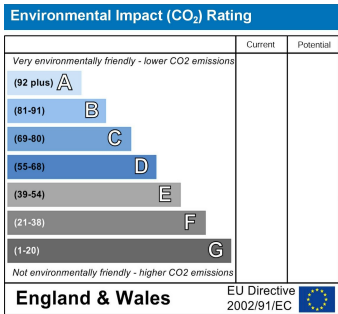
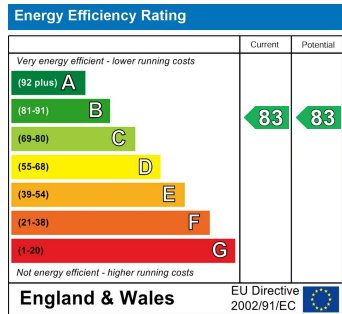
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including

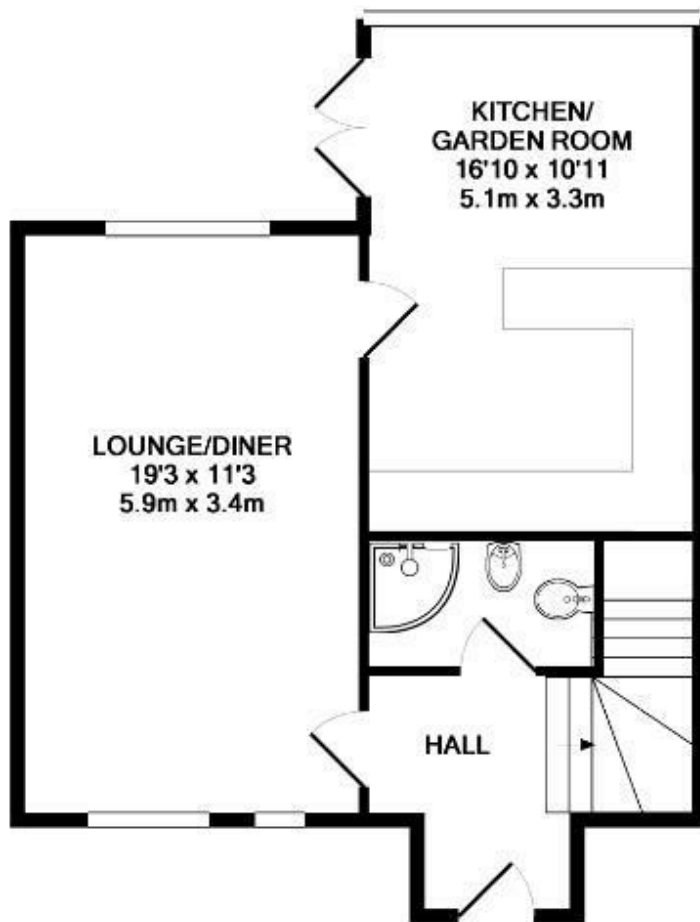
photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Some of the images have been digitally enhanced we would make prospective buyers of this and recommend they do their own physical inspection of the accommodation. The two bedrooms on the first floor in 5 Cheltenham road have been linked by taking down the internal wall as indicated on the floor plan, the door is still existing into both rooms it would be easy to re instate the internal wall.

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.

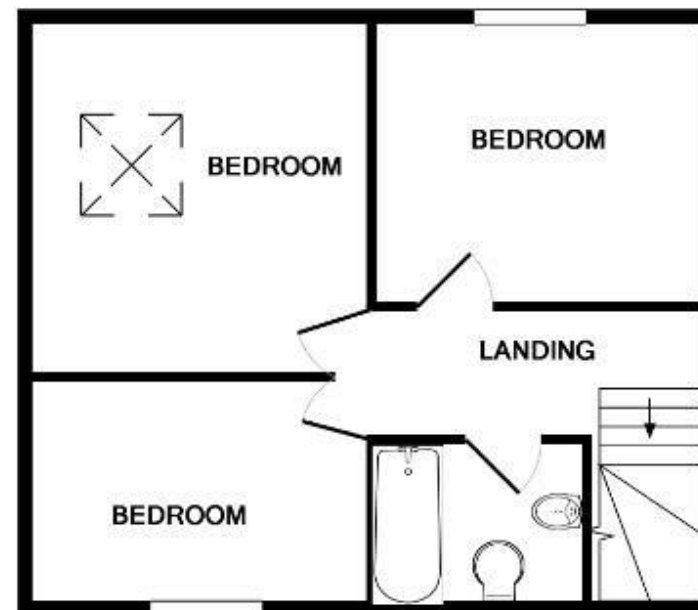
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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

Measurements are approximate. Not to scale. Illustrative purposes only
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