



25 Century Close, Cirencester, Gloucestershire, GL7 1FL
Offers In Excess Of £400,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

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An opportunity to purchase a unique three bedroom family home located in an establishing area on the outskirts of Cirencester town close to a selection of primary and secondary schools plus good local amenities. This high spec family home was constructed by Messrs Bryant Homes in the recent past and offers well laid out flexible living space, it occupies a corner plot and as such boasts sizeable surrounding gardens and the benefit of a large gravelled driveway with easy parking for two cars as well as a single garage with additional parking to front for one vehicle. The house is presented in excellent condition offering flexible and attractive family living space. Highlights include two separate reception rooms with access to the gardens, recently fitted comprehensive contemporary kitchen and en suite shower room off the master suite a great feature in a modern family home. We recommend early viewing of this flexible family home located in a fantastic position for a growing family on the edge of Cirencester town.

Offers In Excess Of £400,000



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

Century Close is located a short walk to the town centre 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

Covered storm porch has entrance door leading to a large reception hall with downstairs WC and doors giving access to the ground floor rooms, stairs to first floor accommodation. The ground floor benefits from two separate reception rooms, a large lounge with glazed door giving access to some of the surrounding gardens. A separate dining room has large picture window to the front garden. The vendors have recently fitted a contemporary kitchen, with selection of storage and integral appliances a great asset to the property. To the first floor there are three well sized family bedrooms with a selection of built-in storage, the master bedroom benefits from an en suite shower room with window to side. The house is warmed throughout by a gas fired central heating system (new boiler in 2021) complemented by Upvc double glazed windows. We recommend early viewing of this flexible family home.

Outside

The house occupies a corner plot and as such boasts sizeable surrounding gardens which are mainly laid to lawn and enjoy a high degree of seclusion ideal for the growing family with plenty of space for trampolines, slides and kicking footballs around. In the past an additional large gravelled driveway has been added with easy parking for two cars as well as the existing single garage with additional parking to front for one vehicle.

Large Driveway

Located to the front of the house there is a gravelled driveway with parking for two cars, pathway giving access to the front garden and house.

Garage

There is a single garage with additional parking space to front, useful eaves storage.

EPC

D rating allowing excellent opportunity for improvement.

Viewing

Through Cain and Fuller in Cirencester call for a viewing.

Council Tax

Band D

Mobile and Broadband

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.

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.





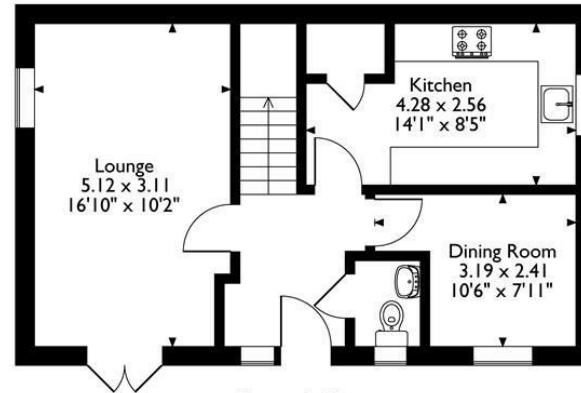
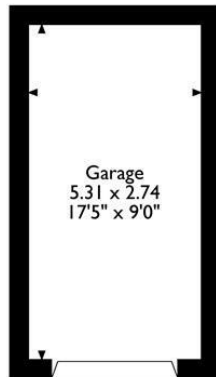
25, Century Close, Cirencester, Gloucestershire

Approximate Gross Internal Area

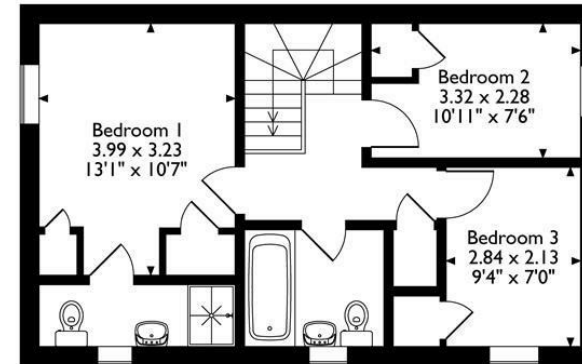
Main House = 88 Sq M/948 Sq Ft

Garage = 15 Sq M/161 Sq Ft

Total = 103 Sq M/1109 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		