



110 Golden Farm Road, Cirencester, GL7 1DQ
Asking Price £345,000

TO VIEW IMMEDIATELY GO TO OUR VR MATTERPORT INTERACTIVE TOUR !! A superb opportunity to purchase a three bedroom extended family home located in an established area on the outskirts of the town centre close to full range of amenities and facilities including primary and secondary schools. The property has undergone a program of refurbishment in recent years to now offer incoming purchasers a light and stylish living space. To the ground floor a dual aspect main reception room offers flexible living space with double doors opening onto the sunny rear garden with door to a large modern fitted kitchen presented to a high standard with internal door to the large single garage, extremely handy for the family. A double glazed garden room has been added to the rear of the house with double doors leading to the secluded garden a useful extra living space. To the first floor there are three double bedrooms some with built-in storage, a well proportioned family bathroom with window to rear and a separated shower room a great asset for the growing family. The house boasts gas fired central heating complemented by Upvc double glazed windows and doors. Externally the house boasts a southerly facing large enclosed garden ideal for the family. Many people in the area have extended their properties this would be possible subject to the normal planning consents. Call Cain & Fuller the vendors sole agent to arrange a viewing.



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

Golden Farm Road 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.'

Outside

The property benefits from a sunny and secluded rear garden mainly laid to lawn with an established patio area to the rear of the house. The garden provides a safe and secure environment for small animals or young children.

Council tax

Band B

EPC

To follow

Parking

There is good off road parking for two cars

Integral single garage

Integral single garage , up and over , power and light, internal door opening onto kitchen very useful.

Viewing

Through cain and 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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