Cain & Fuller

Telephone: 01285 640604
E-mail: info@cainandfuller.co.uk
www.cainandfuller.co.uk

9 Kemble Drive, Cirencester, GL7 1WZ

Asking Price £295,500

9 Kemble Drive gives prospective purchasers a unique opportunity to acquire a refurbished three bedroom family home located in this popular cul-de-sac on the edge of Cirencester town close to a full range of amenities and facilities. In recent years the property has been improved and benefits from a modern fitted contemporary kitchen/diner with a range of built in appliances, contemporary family bathroom with bath and fitted shower over, full gas fire central heating system complimented by replacement uPVC double glazed windows throughout. The vendors have undergone a program of redecoration in recent years to now present this stylish family home with the benefit of well proportioned light living space. Externally to the front of the house there is a low maintenance garden with pathway to entrance door, and provision for parking two cars in tandem very close to the property. The rear garden is an outstanding feature of the house boasting good seclusion and creating a safe and secure space for small animals or young children, being laid to lawn with timber storage shed. We urge early viewing of this appealing three bedroom family home.

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

Kemble Drive is 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

Externally to the front of the house there is a low maintenance garden with pathway to entrance door, and provision for parking two cars in tandem very close to the property. The rear garden is an outstanding feature of the house boasting good seclusion and creating a safe and secure space for small animals or young children, being laid to lawn with timber storage shed.

Council tax

Band C

EPC

To follow

Viewing

Through Cain & Fuller in cirencester

Mobile and broadband

We recommend purchasers go to Ofcom for information on mobile reception and broadband

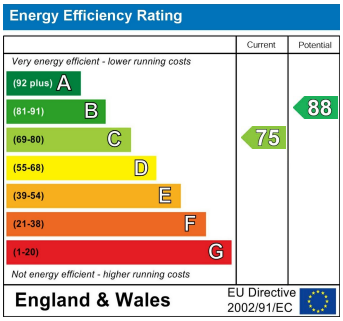
Agents Note

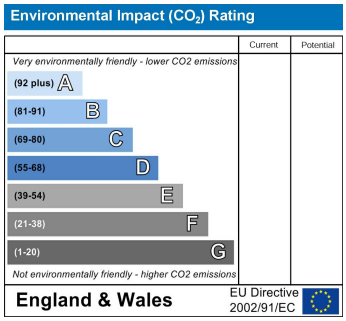
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements 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.

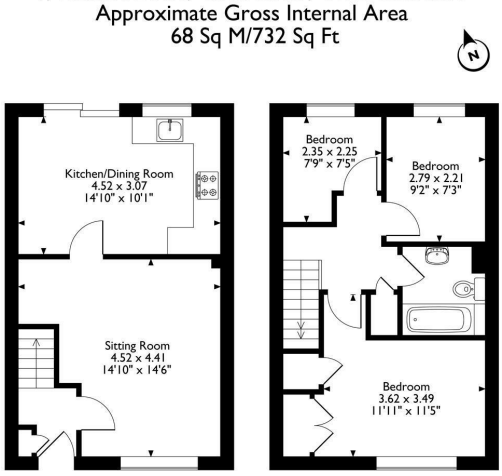
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.





9, Kemble Drive, Cirencester, Gloucestershire
Approximate Gross Internal Area
68 Sq M/732 Sq Ft



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.

53 Castle Street • Cirencester • Gloucestershire GL7 1QD
T: 01285 640604
E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

CF (Cirencester) Limited trading as Cain & Fuller Estate Agents. Registration No. 5173248, Registered Office as above