



50 Austin Road, Cirencester, Gloucestershire, GL7 1BT
Offers In Excess Of £375,000

Cain & Fuller

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An opportunity to acquire a superbly presented three-bedroom semi detached family home located in a highly desirable area on the edge of Cirencester town close to a full range of amenities and facilities including primary and secondary schools. In the recent past the property has extended and improved to create a flexible and appealing living space, to the ground floor there is a selection of three reception rooms including a southerly facing garden room with pleasant views over the garden and a recently comprehensively fitted contemporary kitchen with the benefit of underfloor heating and an excellent range of storage with a selection of quality appliances. Some other residents have combined the kitchen and dining room this would be possible with a minimal amount of adjustment to the accommodation. A useful addition is the utility room to side and a porch to the front aspect. The first floor benefits from three family sized bedrooms and a good selection of storage of special mention is the en suite shower room complete with underfloor heating located cleverly off the principal bedroom an asset to any family home. There is also a modern refitted family bathroom with bath and shower above., luxurious underfloor heating for the winter months. The accommodation benefits from gas fired central heating complemented by Upvc double glazed windows and doors and cavity wall insulation creating a modern high performance living space. Externally there is well tended sunny gardens with a selection of storage with a single garage and workshop to rear. To the front of the house off road parking for three cars and additional driveway in front of the garage with parking. We urge early viewing of this quality family home located near a great range of facilities.

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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

Austin Road is 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

To the front of the property, there was blocked paved parking for three cars and side access to the rear garden. The rear garden benefits from a sunny south facing aspect. There are a selection of slabbed dining/entertaining areas leading to a productive range of flower/vegetable beds with a whole being enclosed to provide a safe and secure environment for small animals or young children to the rear of the garden. There is a single detached garage with workshop to the rear and gate gives access to driveway.

Single garage

The property benefits from a single garage with power and light with personal door to garden and up and over door to front.

Viewing

Through Cain and Fuller in Cirencester

Council tax

Band B

Mobile and broadband

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

EPC

EPC Rating is D

Tenure

Freehold

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

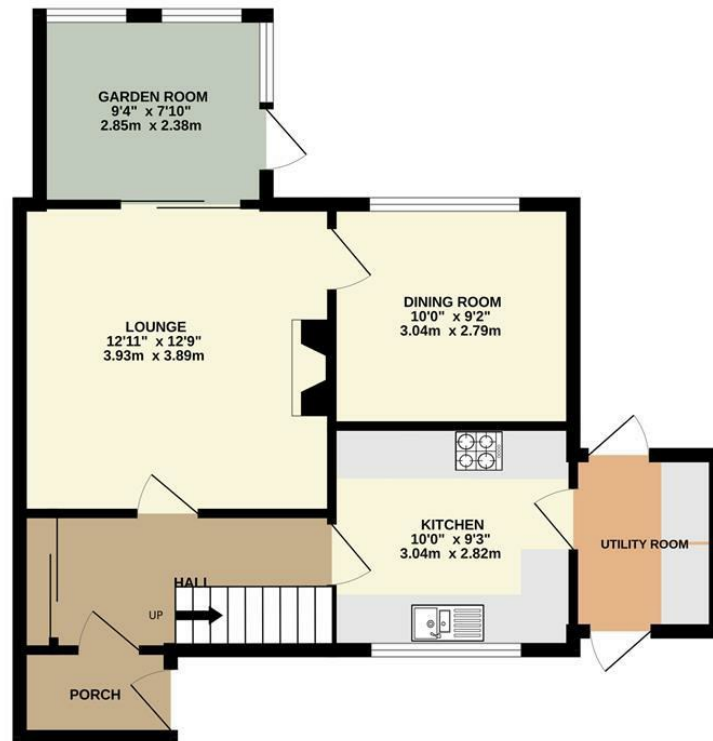
scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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