

73 Purley Road, Cirencester, GL7 1ER

Chain Free £385,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF
T: 01285 640604
E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

A superb opportunity to purchase a three bedroom red brick period town house located in a sought after road within Cirencester town centre close to a range of amenities and facilities. The house benefits from a range of period features complemented by the modern convenience of a fitted kitchen and white contemporary bathroom to the first floor. It boasts a gas fired central heating regularly serviced by the vendors and sympathetic double glazing windows throughout. The accommodation provides and well proportioned living space. with two large receptions rooms to the ground floor, modern Kitchen to the rear with window and door leading to the rear garden ideal for the family buyer. To the first floor there are three family sized bedrooms and a modern bathroom with fitted bath and shower over. Throughout the house there is a range of pleasing period features with open fireplaces to both living area's on the ground floor highly appealing in a period town house. An outstanding aspect of this property is the rear garden which measures approximately 70ft in depth and is laid to lawn with an established patio area directly outside the house. Each property in Purley Road has the benefit of two full-time residence permits available for the occupants, please ask the vendors agent for further details on these parking permits which enable residents excellent parking on a daily basis. Many owners in Purley road have extended their properties in a variety of ways, this would be possible with number 73 subject to the normal planning permissions being granted. We urge early viewing of this excellent family home through Cain and Fuller in Cirencester.

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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

Purley 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

Entrance door with low maintenance front garden to entrance door. A Great benefit to the property is the good sized lawned rear garden creating an ideal environment for small animals or young children being totally enclosed with gated access to the rear corner. There is a patio area to the rear of the house with door to the kitchen. Many resident's have extended their properties to the rear to provide additional accommodation , this would be possible subject to the correct planning permission.

Residents permit Parking

Each property in Purley Road has the benefit of two full-time residence permits available for the occupants, please ask the vendors agent for further details on these parking permits.

Broadband and mobile

We recommend purchasers go to Ofcom for full details

Council Tax

Band C

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.

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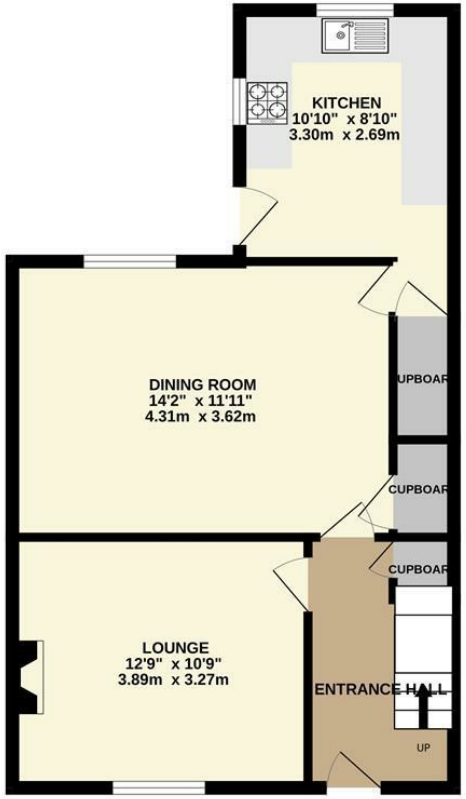




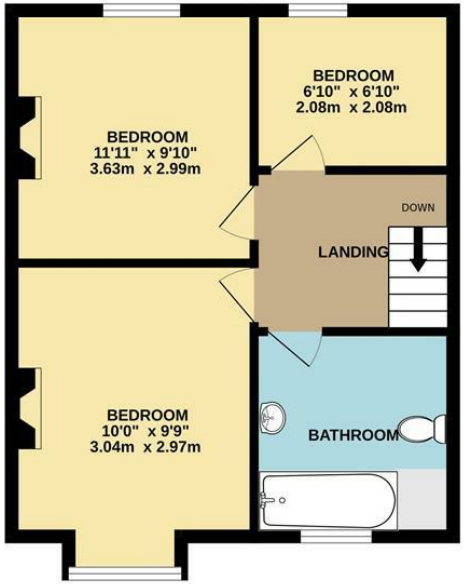




GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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