



53 Hanstone Close, Cirencester, Gloucestershire, GL7 1WX
Asking Price £285,000

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 substantial two bedroom modern town home located in Hanstone Close, an established area on the edge of Cirencester town close to a range of facilities and amenities including primary and secondary schools. The house benefits from: extensive accommodation with a large porch extension to the front giving excellent access and storage, well appointed refitted modern kitchen with good range of storage and appliances, modern family bathroom with white contemporary suite, bath with fitted shower above. The property is warmed throughout by a gas fire central heating system with a tiled underfloor heated floor to the kitchen a lovely feature in the winter months. The house is complemented by Upvc double glazed windows and doors with the accommodation presented in excellent decorative order. The house benefits from two double bedrooms to the first floor both allowing for a large double beds and attributing furniture, the family bathroom services both bedrooms at this level. To the rear there is an enclosed low maintenance garden ideal for the gardener with a large low maintenance slabbed area to take full advantage of the sunny aspect. We recommend early viewing of this attractive property for growing families or people who benefit from a flexible life style with spending time between different locations and needing a low maintenance modern living space in an attractive location.

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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

Hanstone Close 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

To the front of the house there is a low maintenance garden with pathway to entrance door and small reconstituted wall to front boundary. The rear garden is a great aspect of the house being very secluded and with an aspect which captures the afternoon and evening sun. The garden is fully enclosed creating a safe and secure environment for small animals or young children.

Council tax

Band B

Broadband and mobile

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

Viewing

Through Cain and Fuller in Cirencester

Allocated parking

There is allocated park(no for two vehicles in tandem in a parking area to the side of the terrace close to the house.

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.

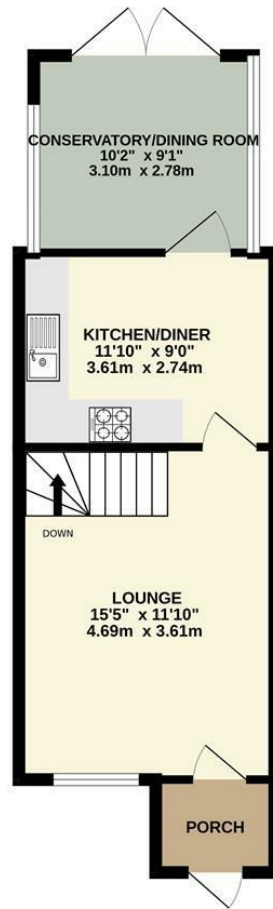
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

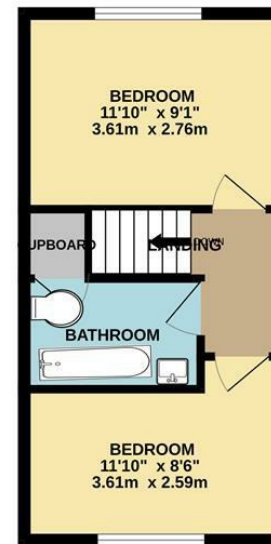




GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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