



## **38 Tinglesfield, Stratton, Cirencester, GL7 2JL**

### **Chain Free £400,000**

A unique opportunity to purchase a fully refurbished and extended two bedroom bungalow located in a picturesque position on the edge of Cirencester town and with a range of local amenities within walking distance. Cirencester Park is also accessible with 200 yards an amazing park open to the residents of the Cirencester area daily ideal for dog walking and country pursuits. The property offers high quality light living space which has been extended in the recent past by the present owners. The accommodation offers a modern Kitchen fitted with a selection of storage and a recently installed walk-in wet room finished to a contemporary standard with excellent access. The property has been extended to the front and rear in the past giving two large double bedrooms with a selection of built-in storage. The bungalow is warmed by a gas fired heating system which is complemented by Upvc double glazing. Externally there are secluded and secure gardens ideal for small animals or young children being fully enclosed and benefiting from a garden workshop. To the front of the property a bloc paved driveway with parking for four cars. We are able to bring this property to the market with NO CHAIN and urge early viewing through Cain & Fuller Cirencester's Estate Agent.



Stratton

Stratton is a small village community located within a mile of Cirencester market place, the village benefits from a large selection of local amenities and facilities these include an Ofsted outstanding ranked primary school, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. Cirencester is well situated for the commuter with both M4 & M5 Motorways in driving distance and a mainline rail link at the neighbouring village of Kemble a daily commuter service to London Paddington.

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.

Outside

Externally there are secluded and secure gardens ideal for small animals or young children being fully enclosed and benefiting front a garden workshop. To the front of the property a bloc paved driveway with parking for four cars.

Broadband and mobile

We recommend purchasers go to Ofcom for further details

Council tax

Band C

Viewing

Through Cain and Fuller in Cirencester

EPC

To follow

Tenure

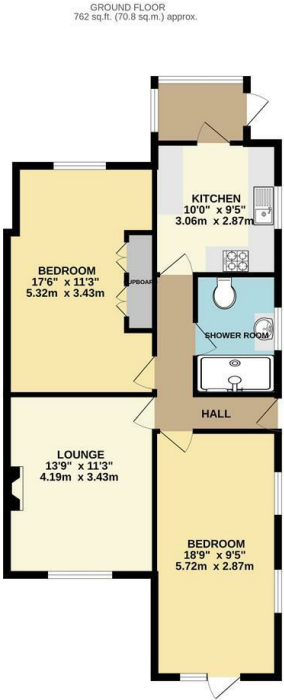
Freehold

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.

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



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustration purposes only.  
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