



Watermoor Road, Cirencester GL7 1LD

welcome to

Watermoor Road,Cirencester

Mafakim cottage is a beautiful 1980s Victorian home - 2 double bed - 2 reception rooms - Modern Fitted Kitchen - Conservatory - First Floor Bathroom - Enclosed Garden - Walking distance to the centre of Cirencester - Various Parking available close by. Great Scope to Extend/Expand (stpp).



Entrance Hall

Front aspect door, radiator, stairs to the first floor and door to the dining room.

Dining Room

10' 7" x 12' 4" (3.23m x 3.76m)

Rear aspect window, radiator, arch to lounge, understairs cupboard and door to the kitchen.

Lounge

13' 2" x 9' 8" (4.01m x 2.95m)

Front aspect bay window, radiator and feature fireplace with open fire.

Kitchen

9' 8" x 7' 9" (2.95m x 2.36m)

Fitted kitchen comprising of range of eye and low level units, work surfaces, one half bowl sink and drainer, cooker point, plumbing for a washing machine, further appliance space, tiled splash backs, side aspect window and stable style door to the conservatory.

Conservatory

9' 3" x 4' 6" (2.82m x 1.37m)

Side and rear aspect windows and rear aspect door to the garden.

First Floor Landing

Doors to all rooms, loft access and storage cupboard.

Bedroom One

11' 3" x 11' 2" (3.43m x 3.40m)

Front aspect window, radiator and built in wardrobes.

Bedroom Two

12' 1" x 7' 9" (3.68m x 2.36m)

Rear and side aspect windows and radiator

Bathroom

Fitted suite comprising of panel enclosed bath with shower attachment, low level WC, hand wash basin, airing cupboard with wall mounted boiler, part tiled walls, exposed floorboards, towel radiator and rear aspect window.

Garden

Enclosed by brick walling and panel fencing, side access gate, patio, laid to lawn area with mature shrub borders with trees and store cupboard.

Parking

Parking is freely available either on road on the many roads close by to the property and the current owner has parked in the car park on Southgate Mews for the last 25 years.



view this property online allenandharris.co.uk/Property/HWT106105



welcome to

Watermoor Road, Cirencester

- 1890's Victorian End Of Terrace
- Two Double Bedrooms
- Footprint of a Three Bedroom
- Two Reception Rooms
- Modern Fitted Kitchen

Tenure: Freehold EPC Rating: D

£300,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT106105



Property Ref:
HWT106105 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **allen & harris**



01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



allenandharris.co.uk