



**Watermoor Road, Cirencester GL7 1LD**

**welcome to**

**Watermoor Road, Cirencester**

Mafakim cottage is a beautiful 1880s 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.



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## 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  
Council Tax Band: C

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HWT106105 - 0006

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