



**104 Watermoor Road, Cirencester, Gloucestershire, GL7 1LF**  
**Asking Price £435,000**

**Cain & Fuller**

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**Cain & Fuller**

A superb opportunity to purchase a refurbished red brick Victorian town house located in an established position within the town of Cirencester close to all amenities and facilities that the town has to offer and with the outstanding feature of OFF ROAD PARKING FOR TWO/THREE CARS !! properties with off road parking in the centre of town are so rare !! The property has undergone a fantastic renovation in recent years by the present vendor and has been refitted to an exceptionally high standard throughout. A selection of contemporary fittings throughout the property have created a stylish and appealing living space. Externally there are lawned south westerly facing gardens with good access to the house and parking area to the rear. This section of Cirencester town has the benefit of an attractive nature reserve ideal for those who enjoy walking or have dogs to exercise. There is a selection of primary and secondary schools within walking distance and a selection of local amenities. Cain & Fuller recommend early viewing to avoid disappointment.

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## Cirencester

Cirencester 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

Watermoor road is located in 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 gated pedestrian access leading to an attractive reclaimed bricked pathway to the entrance door. The house benefits from a southwesterly facing rear lawned garden fully enclosed and creating a safe and secure environment for small animals and young children with rear gated access to the parking area. Directly behind the house there is a decked area with outside seating space giving access to the rear garden with a side gated right of access.

## Description

The ground floor of the house benefits from two well proportioned reception rooms, the lounge with attract bay window to front, and the dining room with double doors leading onto the rear garden and modern opening onto the high specification kitchen. The current vendors have fitted a contemporary style kitchen with a superb range of built-in storage and a selection of built-in appliances with feature natural wood work surfaces, window to garden and door leading to a large and useful utility room with space for white goods and storage, side door to garden and door leading to a practical downstairs cloakroom great for the growing family. Throughout most of the ground floor there are contemporary wood floors creating a modern stylish appearance. To the first floor a large master bedroom is located to the front of the house with two windows and a deep storage cupboard for storage. The third bedroom is located to the rear a good proportioned light room. The vendor has refitted the large family bathroom with a contemporary white suite including stylish bath, separate walk-in semi glazed shower enclosure, wash basin with storage under and wc, window to the rear aspect in this fully tiled and immaculately presented room. Stairs from the landing lead to the second floor and a large and light second bedroom with window to rear aspect and a selection of built-in storage. Internally the house is warmed throughout by a fully pressurised gas fired central heating system which is complemented by sympathetic double glazed windows. Decoratively the house is presented in immaculate condition by the vendor. Externally a sunny south

## Off road parking

The house benefits from off road parking for two to three cars on a driveway located at the rear of the plot behind the main garden, an amazing feature of the house as off road parking is so difficult to find on a property in Cirencester town centre.

## Council tax

Band C

## 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.





104 Watermoor Road, Cirencester, Gloucestershire  
Approximate Gross Internal Area  
105 Sq M / 1130 Sq Ft



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