



147 Watermoor Road – GL7 1LF
Cirencester

Guide Price **£350,000**
mcfarlane
property.com

147 Watermoor Road

Cirencester

- Stone Built Townhouse
- THREE BEDROOMS
- Deceptively Spacious Home
- Requires Improving and Updating
- Generous Rear Garden
- No Chain

Cirencester is known as the capital of the Cotswold's and boasts a roman heritage with the creation of the fosse way on the outskirts of this historic town. There is a bustling high street with a plethora of shops and eateries. The historic St John the Baptist Church is a well known tourist attraction with its noted gothic entrance. The town is approximately 18 miles northwest of Swindon and a18 miles southeast of Gloucester, 36 miles west of Oxford and 39 miles northeast of Bristol.



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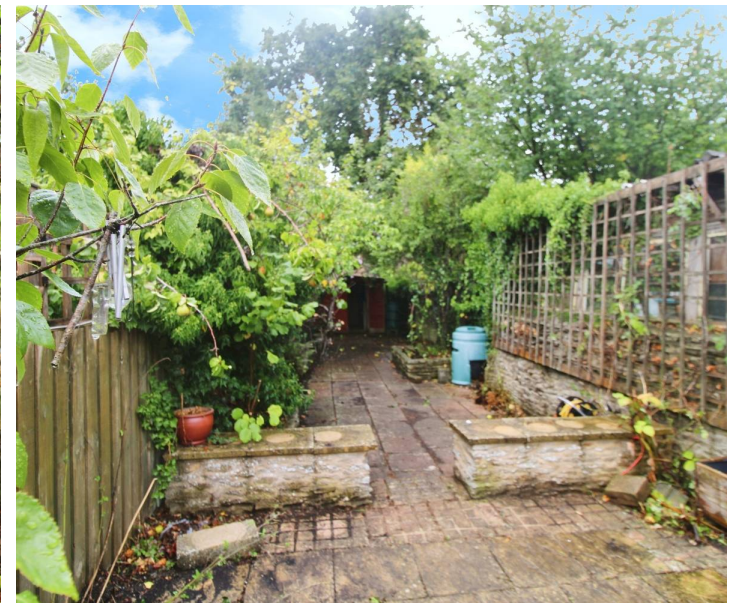
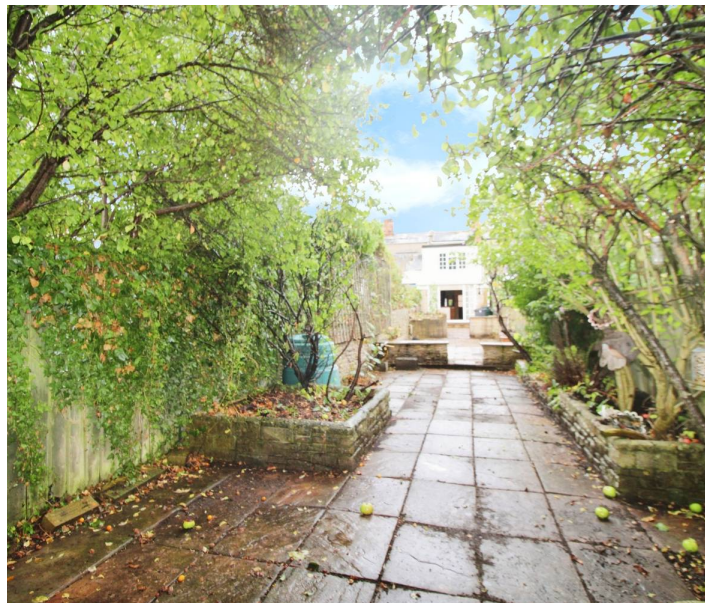
Cirencester.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

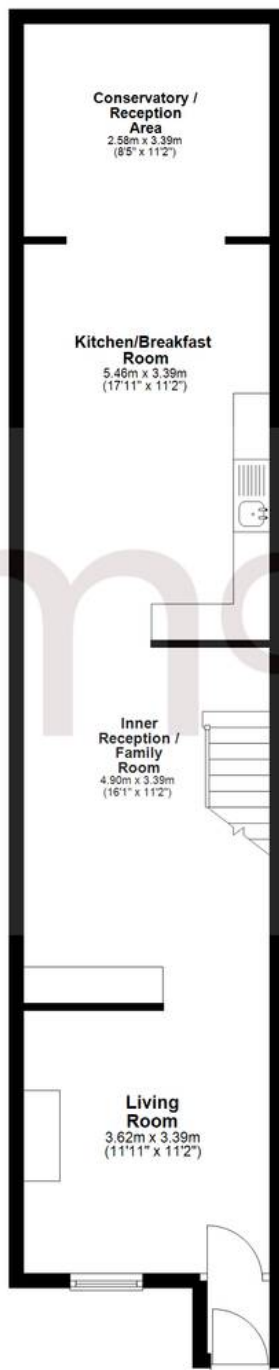
EPC Environmental Impact Rating:



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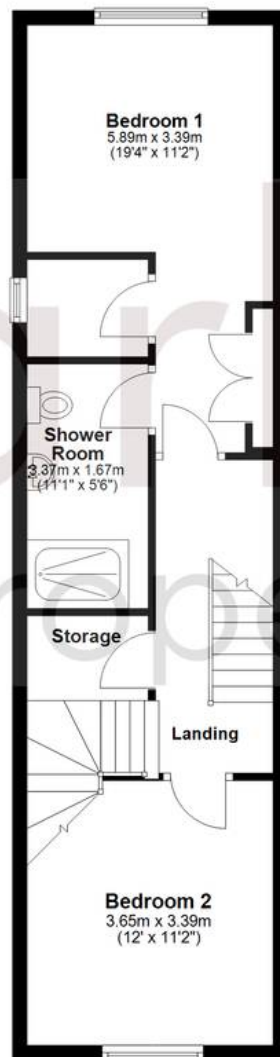
Ground Floor

Approx. 58.2 sq. metres (625.9 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



Second Floor

Approx. 13.0 sq. metres (139.7 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Total area: approx. 118.8 sq. metres (1279.0 sq. feet)