





74a Watermoor Road, Cirencester, Gloucestershire.

**DIRECTIONS**

Please use the postcode GL7 1LD or call the office at any time for detailed directions from your location.

**SUMMARY**

Spacious and well presented maisonette with accommodation that includes a large entrance hall, living room with open fireplace, kitchen, bathroom and double bedroom with built in storage. The property offers plenty of character and is conveniently located for local amenities and Cirencester town.

**PROPERTY**

The property is accessed via its own private entrance which leads to the hall with stairs rising to the first floor. The living room benefits from an open fireplace with a large storage cupboard under the stairs. There is a kitchen which is fitted with a range of cupboards and drawers, fridge freezer, built in oven, hob, washing machine and tiled splashbacks. The bathroom is fitted with a white suite comprising bath with mixer shower over, wc and wash hand basin. Further stairs lead up to the top floor with a large master bedroom with built in wardrobe.

**LOCATION**

The property is located in a popular area close to many local amenities as well as the further facilities offered by the town centre which is within easy reach. Cirencester is a popular town with easy access to the nearby road and rail network.

**VIEWING**

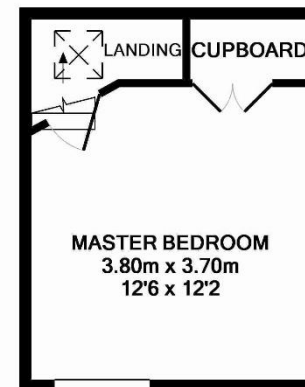
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

**MORTGAGE**

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

**AGENTS NOTE**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



2ND FLOOR



GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2013

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