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32 Coxwell Street, Cirencester, GL7 2BH
Auction Guide Price £290,000 - £320,000





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A charming, Grade II listed, Cotswold Cottage in need of complete modernisation and situated in the historic heart of the town.

Directions

Coxwell Street is situated in the heart of Cirencester, it is a one way street accessed from Thomas Street and leading to Dollar Street and Godditch Street.

What3words

///gripes.awesome.racetrack

Location

32 Coxwell Street is situated in the historic part of Cirencester, a short walk from the centre of the town, the impressive Parish Church of St. John and the amenity of the Abbey Grounds.

Cirencester has an excellent range of shops including national retailers and boutique outlets alike. It also has a wide variety of hostelrys, including public houses, restaurants, sandwich bars and tea rooms. In addition it has a good range of well known supermarkets and convenience stores and other retailers and businesses are located on the Love Lane industrial estate.

Kemble main line station is approximately 5 miles away and has a mainline service to London Paddington via Swindon and Reading.

The areas major commercial and cultural centres of Swindon, Cheltenham and Gloucester are within a 20 mile radius.

Junctions 15 of the M4 and 11A of the M5 are accessed via the A417.

Description

32 Coxwell Street is a Grade II listed mid terrace property. It is constructed predominantly of natural Cotswold stone under a natural Cotswold stone slate roof to the front and a slate roof to the rear. The property has been extended partly in brick and partly rendered under a part mono pitched slate and part flat roof.

The property has flexible accommodation and now leads itself to complete modernisation.

Accommodation

A shared passage leading to small outside area with a Cupboard/Storage.

Front door with central glazed panel to

Staircase Hall

Including stairs to the first floor. Two wall light points.

Sitting Room

Fireplace fitted with a coal effect gas fire with inner tiled surround and decorative outer surround. Arched display niche, further display niche with timber lintel above, beamed ceiling, casement window with window shutters and window seat, wall light point.

Kitchen

Stainless steel sink unit with mixer tap set within a timber surround with a cupboard below. Space and plumbing for a washing machine and separate space and plumbing for a slimline dishwasher. Space for cooker. Further timber work surface with a range of drawers and cupboards below and matching eyelevel cupboards above. Space for upright fridge/freezer. Wall mounted SUPRIMA gas fired central heating boiler.

Glazed panelled door to

Bedroom 3

Including a built in wardrobe cupboard. Tiled floor, casement window and a pair of glazed panelled doors to the terraced garden.

Ensuite shower room

7'1" x 2'7" (2.16m x 0.79m)

Comprising shower cubicle fitted with a Mira sport shower, wash hand basin with mixer tap and tiled

splashback with cupboard beneath. Low level w.c. wall mounted heated towel rail.

First Floor

Landing with airing cupboard with copper hot water cylinder.

Bedroom 1

Built in cupboard, casement window with window seat.

Bedroom 2

Plus cupboard above stairs bulkhead. Telephone point.

Bathroom

6'9" x 5'2" (2.06m x 1.57m)

Matching white suite comprising painted panelled bath with a Hydroflo electric shower. Tiled surround, low level w.c. pedestal wash hand basin with chrome mixer taps, heated towel rail.

Outside

The front door is off the passageway and a gate leads to a small area of outside space and attached cupboard/storage.

There is a courtyard garden with paving and surrounded by variegated ivy and honeysuckle, it is approached from the ground floor bedroom and measures 12' x 8'.

Services

Mains Gas, Electricity, Water and Drainage are connected. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to the auction.

Council Tax

Council Tax band D. Rates Payable for 2024/2025: £2,287.12.

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

Tenure

Freehold.

Date and Place of Sale

The auction will take place on 6th November 2024

at 6 pm precisely at Tayler and Fletcher's salerooms in Bourton-on-the-Water GL54 2AR (Please see map on last page).

Conditions of Sale & Auction Pack

The conditions of Sale and Legal auction pack is available and will be sent by email on request. They will not be read out at the auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected them or not.

Prospective Purchasers

Parties interested in purchasing 32 Coxwell Street are advised to register their interest with the agents prior to the auction so that they may be advised of any variations or updates.

Anti Money Laundering

Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the Money Laundering Regulations before the auction commences. This must be a proof of address, Utility bill no older than 3 months or Council Tax bill for the current period and photographic ID, Driving licence or Passport.

Reserve

32 Coxwell Street will be offered for sale subject to an undisclosed reserve and the Vendors retain the right for the Auctioneers to bid on their behalf up to the reserve price. The vendor's also reserve the right to sell or withdraw prior to the auction.

Auction Process and Completion

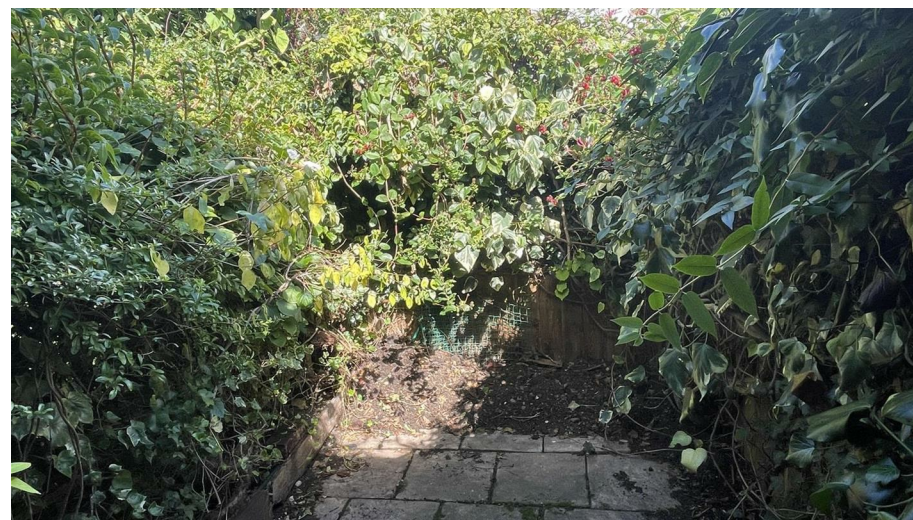
On the fall of the hammer the purchaser will be required to sign the contract in the sale room and pay ten percent by bank transfer (not cash) the following morning and by prior agreement with the vendors solicitors. Completion will be 28 days following the auction.

Administration Fee

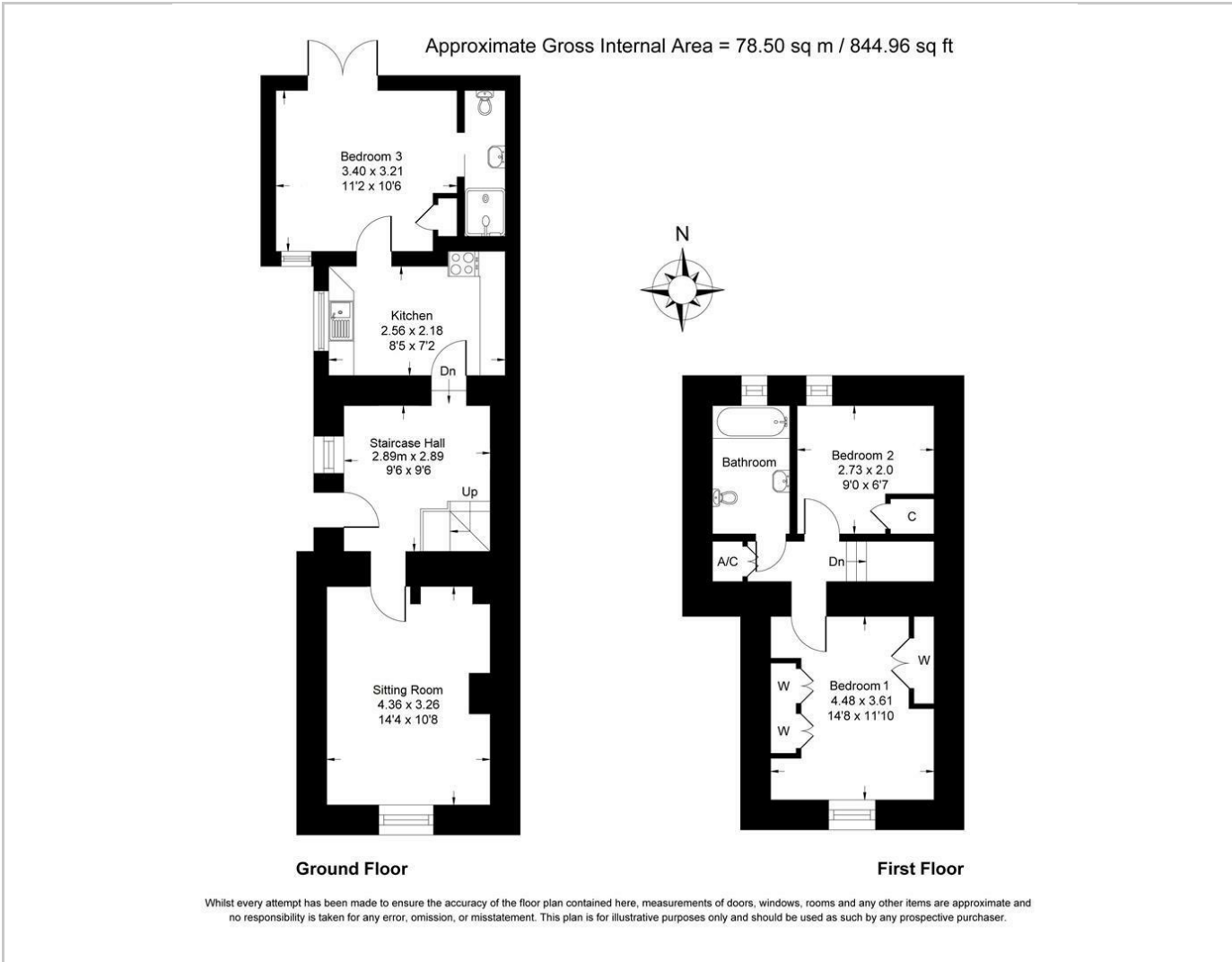
The successful purchaser will be liable for an administration charge of £1,000 plus vat (Total £1,200) payable to Tayler and Fletcher.

Solicitors

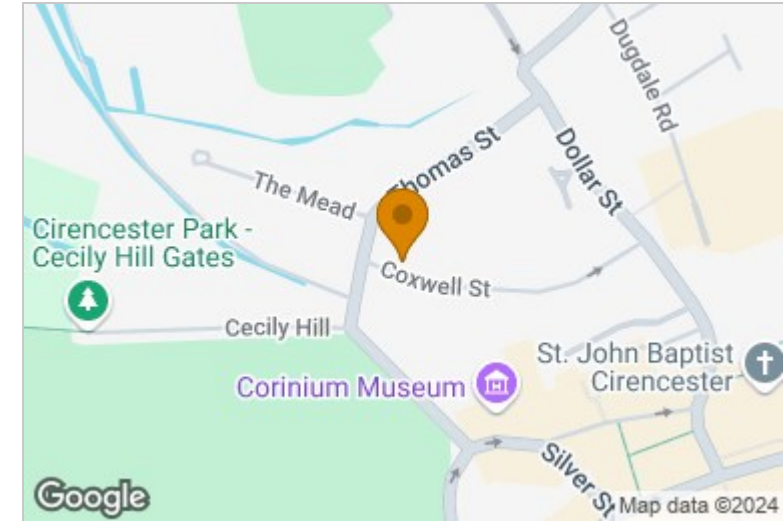
Alison Fielden & Co. The Gatehouse, Dollar Street, Cirencester, Glos. GL7 2AN
Tel: 01285 653261
Email: malcolm@alisonfielden.co.uk
Malcolm Rees acting.



Floor Plan



Area Map



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.