



112 Gloucester Street, Cirencester, Gloucestershire, GL7 2DR
Asking Price £345,000

Cain & Fuller

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Cain & Fuller

To VIEW THIS PROPERTY IMMEDIATELY GO TO OUR VR INTERACTIVE VIRTUAL TOUR ON THIS LISTING !! A charming two-bedroom, three-storey Cotswold stone town house, ideally situated within level walking distance of Cirencester town centre, the historic Market Place and Cirencester Park. The property is presented in excellent condition and combines attractive period features with modern improvements. Highlights include a characterful living room with Cotswold stone open fireplace, a refitted kitchen, two generous double bedrooms, a high-specification family bathroom and a secluded private courtyard garden.

Asking Price £345,000



Description

Full description

This attractive Cotswold stone town house occupies a sought-after residential position on Gloucester Street, within easy walking distance of Cirencester town centre, the historic Market Place and the open spaces of Cirencester Park. The property is arranged over three floors and has been carefully maintained by the current owner. Neutral decoration, complementary carpets and a wealth of period-style features create a light, welcoming and characterful home. The ground floor comprises a charming living room to the front, featuring a stunning Cotswold stone open fireplace, engineered timber flooring, an inset window seat and a cottage-style window overlooking Gloucester Street. There is ample space for both comfortable seating and dining. To the rear is the refitted kitchen/breakfast room, fitted with a good range of storage units, attractive wood work surfaces and an inset composite sink and drainer. A cottage-style window provides natural light, while the stable door opens directly onto the secluded rear garden. On the first floor is a generous double bedroom with a cottage-style window overlooking Gloucester Street and pleasant views across the surrounding period streetscape. The family bathroom is fitted to a high standard and includes a freestanding roll-top bath with mixer shower over, circular shower curtain, washbasin and low-flush WC. A cottage-style window overlooks the rear garden, while the feature flooring adds further character. The second floor provides a further large double bedroom with a semi-vaulted ceiling and exposed beams. This appealing room enjoys pleasant views over Gloucester Street and the surrounding area.

Outside

The property benefits from a secluded private courtyard garden to the rear. Accessed directly from the kitchen via the stable door, the garden provides an attractive space for outdoor dining, entertaining and relaxation during the warmer months. The enclosed garden offers secure outside space for children or small pets, subject to individual requirements. There is also gated side access to Gloucester Street and a useful bin store.

Location

Gloucester Street is a popular residential location within the historic market town of Cirencester, widely known as the capital of the Cotswolds. The property is conveniently positioned within level walking distance of the town centre and Market Place, which offer a wide range of independent shops, cafés, restaurants and everyday amenities. Nearby parks and Cirencester Park provide excellent opportunities for walking and outdoor recreation. Cirencester also offers a range of schools, leisure facilities and cultural attractions, together with road links to the wider Cotswolds and surrounding towns

Broadband and Mobile

We recommend purchasers go to Ofcom for further details

Viewing

Through Cain and Fuller in Cirencester

Council Tax

Band C

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.

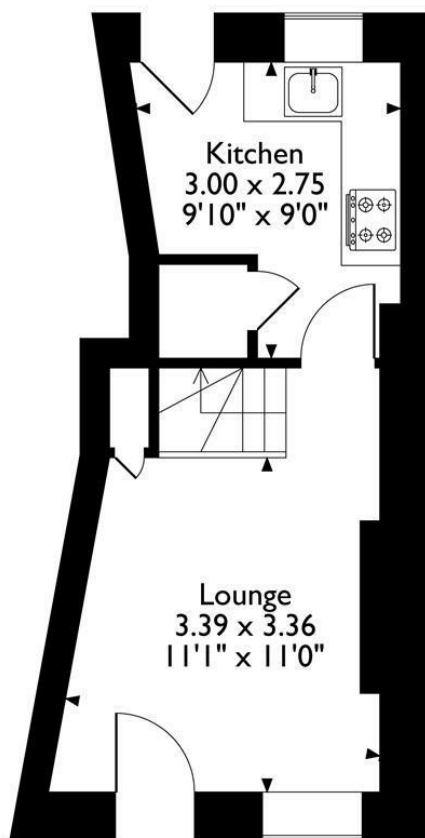
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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

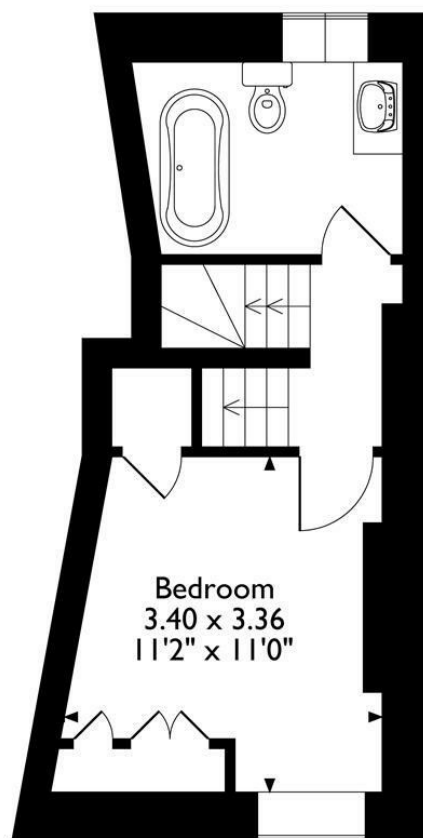




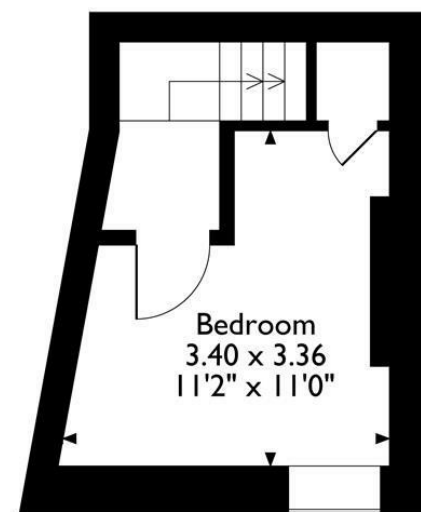
112, Gloucester Street, Cirencester
Approximate Gross Internal Area
55 Sq M/592 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.