



147 Watermoor Road – GL7 1LF
Cirencester

Offers Over **£300,000**
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Cirencester

This is a well positioned stone built townhouse, offering some 1200 Sq Ft (118 Sq M) this is a much larger property than first impressions would have you believe. The ground floor is over 16 Metres in depth and from the entrance hallway to the rear conservatory / reception area.

This property is in need of UPDATING throughout it does however offer a great investment (we feel) for a discerning purchaser.

A summary of accommodation briefly comprises: Entrance Hallway, Living Area with Fireplace, Dining / Family Room that leads into The Kitchen / Breakfast Room and Conservatory. The First Floor offers Two Double Bedrooms and Family Shower Room. There is also a WC that leads from the Master Bedroom.

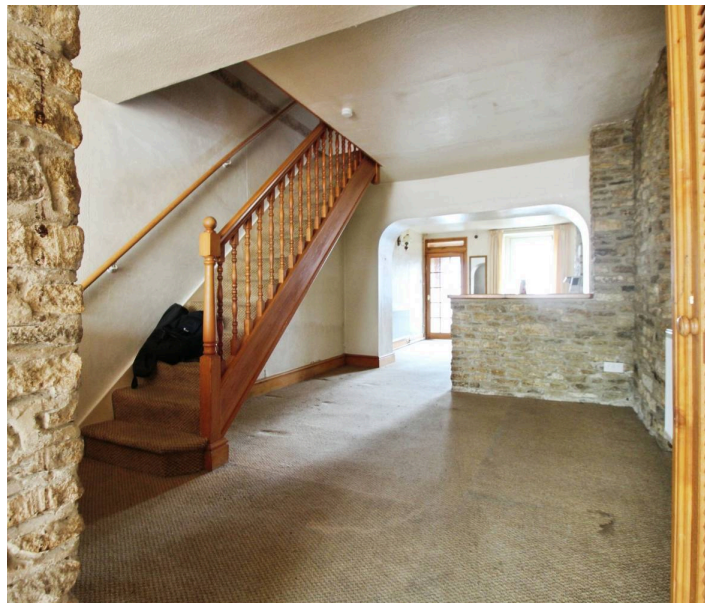
The Second Floor offers another Double Bedroom.

Outside there are Extensive Gardens to The Rear. The Gardens are Mature and offers a selection of fruit trees and mature shrubs.

NO CHAIN + Viewings by Appointment Only.

McFarlane Sales + Lettings

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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.

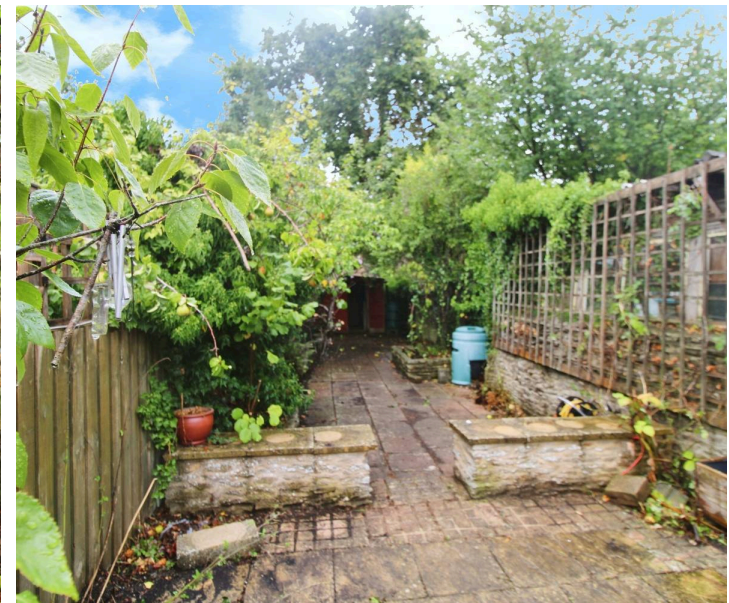
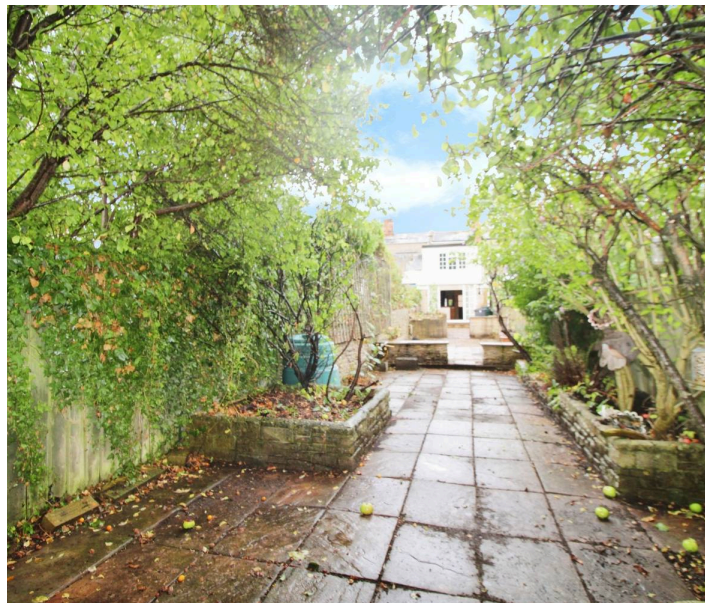
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

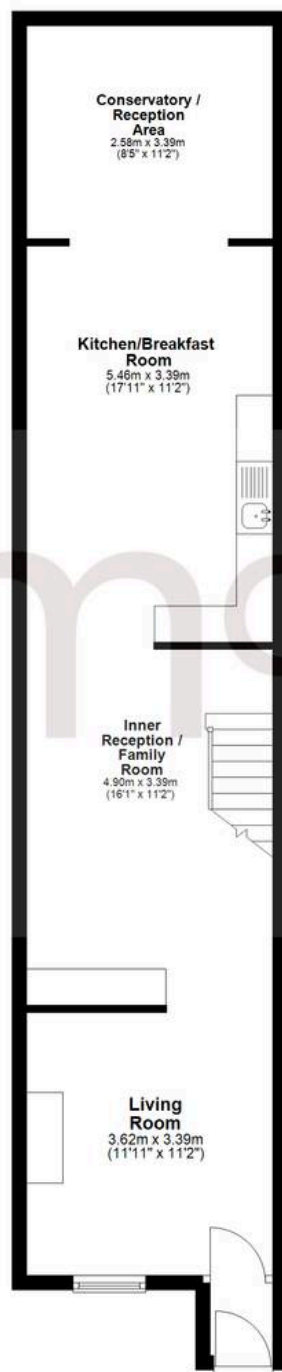
EPC Environmental Impact Rating:

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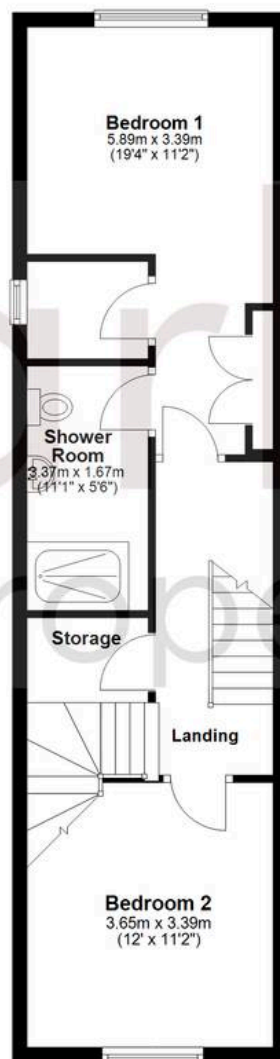
Ground Floor

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)



Total area: approx. 118.8 sq. metres (1279.0 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 are 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.