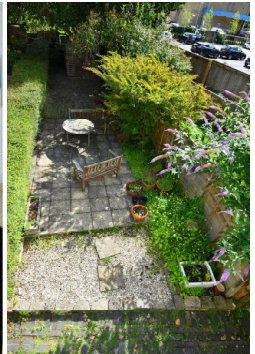




SHEEP STREET
CIRENCESTER

£295,000

A period townhouse enjoying a central location, rear garden and well-proportioned accommodation arranged over three floors.



**11 SHEEP STREET
CIRENCESTER
GLOUCESTERSHIRE GL7 1QW**

This characterful home offers many period features and enjoys the practicality of a modern open plan kitchen/diner and good sized accommodation enhanced by high ceilings.

Dressed stone, restored wooden floorboards and original fireplaces can be found throughout. It is the perfect answer to in-town living with the flexibility that three bedrooms and three floors brings.

Set in the middle of a pretty stone terrace, from the entrance hallway stairs lead to the upper floors. To the ground floor a cosy sitting room with window seat and a cut stone fireplace that is the focal point. A large understairs cupboard provides useful storage.

To the rear the kitchen/diner has a beautiful flagstone floor and fitted kitchen with Rangemaster electric oven with gas hob and hotplate, plumbing for washing machine, dishwasher and space for an American style fridge freezer. There is ample room to accommodate a dining table. A stable door opens out to the rear garden that is paved and laid to gravel for low maintenance. To the far end a timber shed.

To the first floor a large master bedroom with built-in cupboard and period fireplace. The impressive bathroom has a clawfoot bath, heritage basin and WC, airing cupboard and enough space for a separate shower. A Velux window floods the second floor landing with light. There is a double bedroom and good proportioned single bedroom.

SERVICES: We are advised that mains water, electricity, gas and drainage are connected. Gas fired heating system. EPC Band D (64)

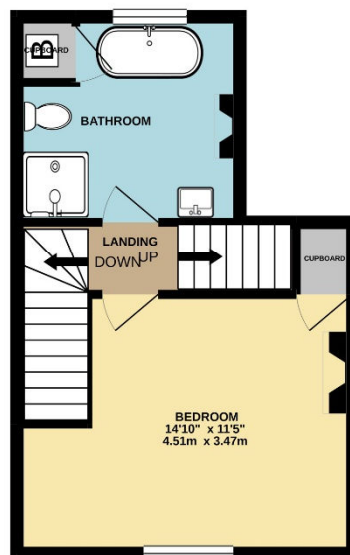
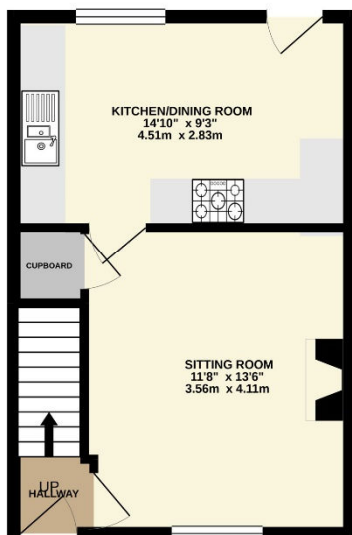
OUTGOINGS: Council Tax Band C 2020/21 charges £1,663.36

TENURE: Freehold offering vacant possession on completion. Flying leasehold with part of number 15 above kitchen. The term is 999 years from 10/08/2000. rent is £1 per year.

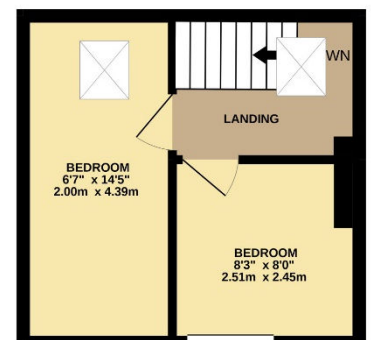
LOCATION: Cirencester 'the capital of the Cotswolds' is a bustling market town offering an excellent range of amenities and a popular location for visitors who seek to explore the Cotswolds. The town provides a good selection of education at all levels, modern medical practices, sporting facilities and an extensive range of clubs and associations.

GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.

1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



2ND FLOOR
210 sq.ft. (19.5 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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