

# 167 GLOUCESTER STREET

Cirencester, Gloucestershire GL7 2DP



MOORE ALLEN  
& INNOCENT



## 167 GLOUCESTER STREET £550,000

Cirencester

Gloucestershire

GL7 2DP

Set in the town yet with a feel of the countryside enjoying open views from its privileged setting tucked away along a path. This attractive townhouse is beautifully presented throughout and benefits from a courtyard garden and an annexe.

The internal space enjoys a light feel enhanced by the high ceilings and the dual aspects of the main living environments. Beautifully presented throughout, blending charming period features such as exposed timbers, dressed stone and period radiators with modern finishes. There is a degree of flexibility with accommodation arranged over three floors and the annexe providing a shower room and bed/living room.

The practical entrance hallway has a ceramic tiled floor flowing through into the kitchen/diner and to the utility room with w/c, ample built in storage and plumbing / space for a washing machine. The staircase leads to the first floor and provides storage beneath.

A character latch and brace door opens into the generous open plan kitchen/diner; a lovely light room enjoying views and a dual aspect. The bespoke painted fitted kitchen has a wide range of units complemented by solid wooden work tops, an integrated dishwasher fridge/freezer and a free-standing electric range cooker and extractor. A central island provides further storage and a useful granite worktop.

The dining area has a glazed door opening out to the garden and character oak doors opening to the sitting room. The focal point of the sitting room is the stone fire place housing a wood burning stove. Further character is provided by the quarry tiled floor and half height lounge and groove panelling; a light and well-proportioned room with shuttered windows to the front and rear elevations.

To the first floor, the principal bedroom suite benefits from a dressing room, extensively fitted with full height wardrobes (this could be a nursery or home office). The spacious en-suite bathroom has a large sunken double ended bath, separate walk-in shower, W/C and basin.



The second bedroom is currently used as a home office. A staircase leading to the second floor has a window to the front flooding both landings with light. The landing can accommodate a desk, single bed for guests. There is also a comfortable double bedroom with velux windows, eaves storage and a bathroom with w/c and basin.

The courtyard garden is an attractive feature of the house, paved with beautiful stone tiles with inset lighting, bounded by Cotswold stone wall and fencing creating a great entertaining space or somewhere to simply relax beneath the pergola. To the side is a useful storage area with timber shed and store.

## Property Information

### SERVICES

Mains water, electricity, drainage and gas are connected to the property. Gas fired central heating feeding radiators. EPC D (59).

### OUTGOINGS

Council Tax Band 'D' 2020/21 charges £1,663.36

### LOCAL AUTHORITY

Cotswold District Council, Cirencester 01285 623000.

### TENURE

Freehold offering vacant possession upon completion.

### LOCATION

Within walking distance to the historic Market Place facilities and Cirencester Bathurst Park. Cirencester is the 'Capital of the Cotswolds', 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 extensive range of clubs and associations. Cirencester is ideally located for motorways and railway links. Cirencester c.6 miles, Swindon c.9 miles, Cheltenham c.21 miles, Oxford c.33 miles. Railway stations at Kemble (10 miles) and Swindon – London to Paddington (60 minutes).



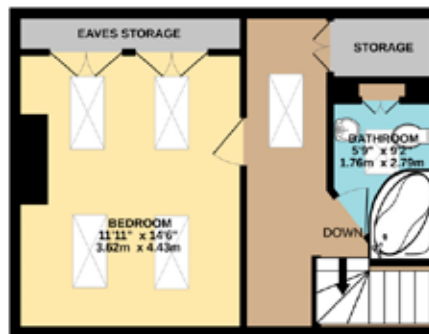




Ground Floor  
Approx Floor Area  
45.2 SQ.M (487 SQ.FT.)



First Floor  
Approx Floor Area  
40.9 SQ.M (440 SQ.FT.)



Second Floor  
Approx Floor Area  
32.8 SQ.M (354 SQ.FT.)



Annexe  
Approx Floor Area  
11.6 SQ.M (125 SQ.FT.)

Total Approx Floor Area 119.0 SQ.M (1281 SQ.FT.)



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#### DISCLAIMER

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. Made with Metropix ©2016

