



MOORE ALLEN & INNOCENT

19 MATTHEWS WALK
Cirencester, GL7 1HL

Quite simply, a brilliantly designed townhouse providing two double bedrooms, one with an en suite shower room and the second benefitting from the flexibility of a Jack and Jill bathroom.

Beautifully presented throughout with quality contemporary design fittings by *Villeroy & Boch* and a *Bosch* integrated appliance package in the kitchen.

OFFERS IN EXCESS OF
£300,000



Although more recently constructed this has an appealing character feel and an attractive street scene with pedestrian access over-looking an area of grass and mixed hedging to the front. This terrace row is set behind garden railings and many have bistro tables where neighbours enjoy a morning coffee or sundowner; highlighting the sense of community.

The stylish kitchen/breakfast room marries modern grain effect units with a soft cream gloss finish providing an ample range of storage and work surface. A large open plan living room to the rear opens out via French doors into the private lawned garden.

This well-cared for home benefits from a light spacious feel throughout, ample built-in storage, easy loft access from the galleried landing and a cloakroom. The current owners have added a lovely timber studio/home office. Gated access leads from the garden to the tandem parking.

PROPERTY INFORMATION

Services: electricity, water, drainage and gas. Gas central heating feeding radiators. EPC Band: B (83).

Outgoings: Council Tax Band 'C' 2020/21 charges £1663.36. Gem Management Ltd, annual charge to cover grounds maintenance, 2019/20 £167.42.

Local Authority: Cotswold District Council, 01285 623000.

Tenure: The property is offered freehold with vacant possession.



Total Approx Floor Area
First Floor: 42 SQ.M (452 SQ.FT.)
Second Floor: 42 SQ.M (452 SQ.FT.)

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



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