



Nursery Cottages, Cirencester, GL7 1GD

Guide Price £230,000

A deceptively spacious, beautiful cottage which is full of character with two double bedrooms, two reception rooms, a kitchen with breakfast area and a courtyard garden.

The Property

A beautifully presented two bedroom period property, situated in a tucked away location behind Queen Street, in Cirencester's town centre.

Dating back to 1896 the property has been extended and provides accommodation over two floors. This comprises entrance porch, sitting room with Victorian style fireplace with inset gas fire and wood flooring, there is a separate dining room with a fireplace and door to the staircase. The kitchen has a range of fitted units with inbuilt double oven and hob along with dishwasher and washer/dryer. At the rear of the house is a lovely breakfast area with doors leading out to the garden.

At first floor level there are two well proportioned bedrooms both with period fireplaces and a bathroom fitted with a white suite with a shower over the bath and under floor heating. The attic is accessed via a pull down ladder and is boarded with velux window and hanging rails.

The property has an enclosed courtyard style garden with rear access, in addition there is a gas central heating system supplying radiators, double glazed windows and parking by private arrangement.

Directions

From our office in Cirencester turn left into the Market Place following through into Dyer Street, at the traffic lights turn right onto Victoria Road. At the bottom of the road Victoria Road as the road bends right, turn left in to the gravel driveway where the property can then be found on the right hand side.

EPC Rating: D

Viewings

Strictly by appointment only – appointments to view should be made through our Cirencester Office – 01285 655355.

Local Authority

Cotswold District Council

Services and Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Ref: CIR3571/MM/230216

disclaimer: these particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. the seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. we have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. in addition photography, either internal or external may have been taken with the use of a wide angled lens.



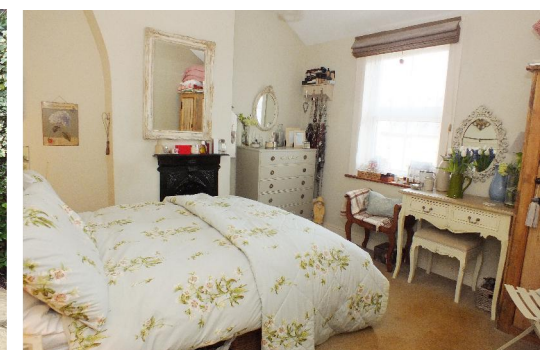
1ST FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.3 SQ.M)



GROUND FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)
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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