



## Prospect Place, Cirencester, GL7 1EZ

£265,000

A beautifully presented period terraced town house very pleasantly situated in a no-through road setting, comprising; sitting room, dining room, refitted kitchen plus a small courtyard garden.



## The Property

The property at Prospect Place is a very well presented period three bedroom terraced home close to the town centre and within easy reach of St Michaels Park.

The accommodation has been improved by the current owners and is arranged over three floors comprising a sitting room with exposed floorboards and inset gas fired wood burner. The spacious dining room leads on to the kitchen which has a modern range of fitted units with some inbuilt appliances.

At first floor level there is a well-proportioned double bedroom with exposed floorboards and a large bathroom with a free standing bath and separate corner shower. The second floor provides two further bedrooms.

The property also benefits from a courtyard garden, a gas central heating system supplying radiators and double glazing throughout.

## Directions

From our office in Cirencester proceed through the market Place into Dyer Street. At the traffic lights turn right onto Victoria Road. Take a turning on the left hand side into Prospect Place where the property is on the right.

## EPC Rating: E

## Viewings

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

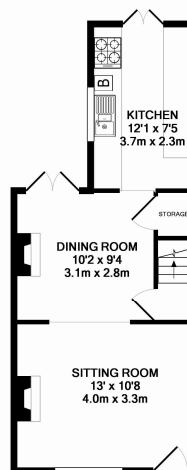
## Local Authority

Cotswold District Council

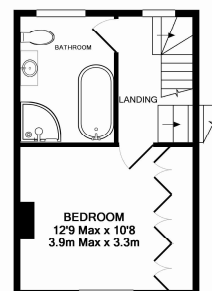
## Services and Tenure

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.

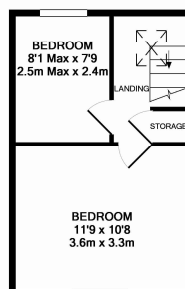
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GROUND FLOOR  
APPROX. FLOOR  
AREA 32.8 SQ.M.  
(354 SQ.FT.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 24.2 SQ.M.  
(261 SQ.FT.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 24.5 SQ.M.  
(264 SQ.FT.)

TOTAL APPROX. FLOOR AREA 81.6 SQ.M. (878 SQ.FT.)  
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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**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.

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