

Watermoor Road,
Cirencester, GL7 1LF



Three spacious bedrooms | Off road parking for at least four cars
Dining room with feature fireplace | Sitting room with large bay window
No onward chain | EPC D

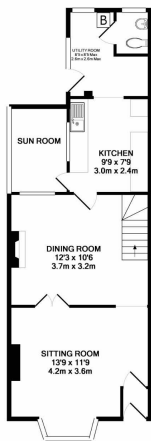
£235,000



2ND FLOOR
APPROX. FLOOR
AREA 275 SQ. FT.
(25.7 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 493 SQ. FT.
(45.9 SQ. M.)



GROUND FLOOR
APPROX. FLOOR
AREA 611 SQ. FT.
(56.8 SQ. M.)

104 WATERMOOR ROAD, QJ7 1LF

TOTAL APPROX. FLOOR AREA 1345 SQ. FT. (124.8 SQ. M.)
While every effort has been made to ensure the accuracy of the floor area contained herein, measurements of floors, walls, doors and any other items are approximate and no responsibility shall be 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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A lovely period terraced property, arranged over three floors and located on the outskirts of the town centre.

Entered into an entrance lobby and on into a spacious sitting room with a beautiful bay window and double doors into the dining room which has a lovely brick fireplace. The kitchen has a range of base units and space for appliances, and leads into a utility area with a door to the back garden. There is a downstairs cloakroom off the utility. Off the kitchen is a useful sun room.

Upstairs there are two large bedrooms, one with a feature fireplace and a family bathroom with plenty of storage and a bath with an overhead shower. On the second floor there is a large bedroom with eaves storage.

Outside there is a small garden to the front and a larger one to the rear. The property also owns the car parking to the rear of the property, there is a right of way over the property for one of the neighbours.

Directions

From our office in Cirencester proceed right along Castle Street bear left at the end of the road into Sheep Street, stay in the right hand lane. At the mini roundabout go straight over, and take the first exit at the next roundabout. Follow the dual carriageway to the next roundabout and take the first exit into Watermoor Way. Take the first turning right into Watermoor Road, the house can be found on the right hand side. There is parking at the rear of the house.

Services & 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.

Local Authority

Cotswold District Council

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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.