

**Minerva Court, Tower Street,  
Cirencester, Gloucestershire, GL7 1EF**



Mews style cottage | Two spacious double bedrooms  
Corner plot with an L shaped garden | Downstairs shower room  
Development for the over 55's | EPC D

**Guide Price £340,000**

# Minerva Court, Tower Street, Cirencester, Gloucestershire, GL7 1EF



2 Bedrooms



2 Bathrooms



3 Receptions

A delightful two bedroom end of terrace house, set in this exclusive development for the over 55s. Tucked away and enjoying a private setting with light and airy accommodation.

Approached into a welcoming entrance hall, where there are stairs to the first floor and a door into the downstairs shower room. The sitting room has a bay window to the front, a feature fireplace and an archway leading to the dining room. Here there is a French door leading into the conservatory, where there is access out into the garden, offering a place to sit and relax. The kitchen has a range of units with integrated appliances, including an electric oven and a gas hob.

At first floor level the landing leads to two double bedrooms. The front bedroom has a storage cupboard and a bay window. The second bedroom has a range of fitted wardrobes and a personal door back into the Jack and Jill bathroom.

Outside, the property has its own parking space in front of the property. There is a garden to the front, which extends around to the side through a side gate to the rear, which is well-enclosed and offers a good degree of privacy. There are patio areas with places to sit and relax and flower and shrub borders.

## Amenities

The market town of Cirencester dates back to Roman times and is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.





There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

### Directions

From our office in Cirencester proceed through the Market Place turning right into North Way. Follow past the police station on your right hand side. Continue into South Way. At the crossroads follow straight over into Tower Street with Minerva Court being found on the right hand side. The cottage is at the far end on the right hand side.



### 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

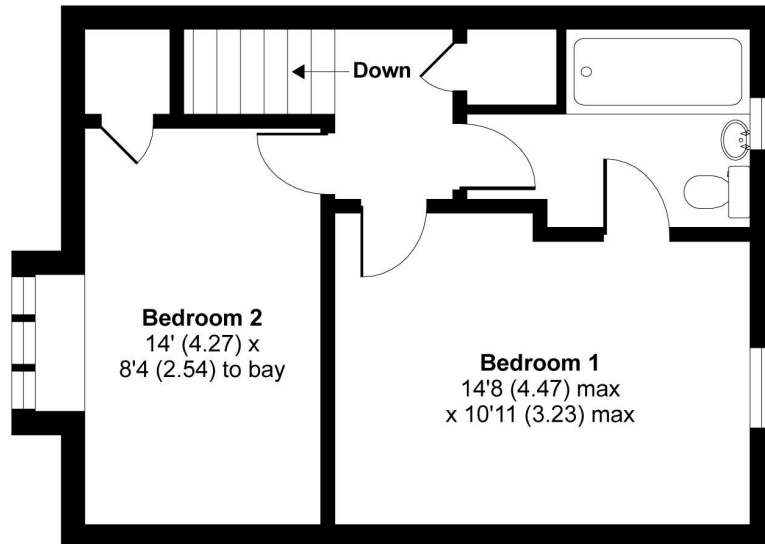
Cotswold District Council

Ref: CIR3959/MM/71029082

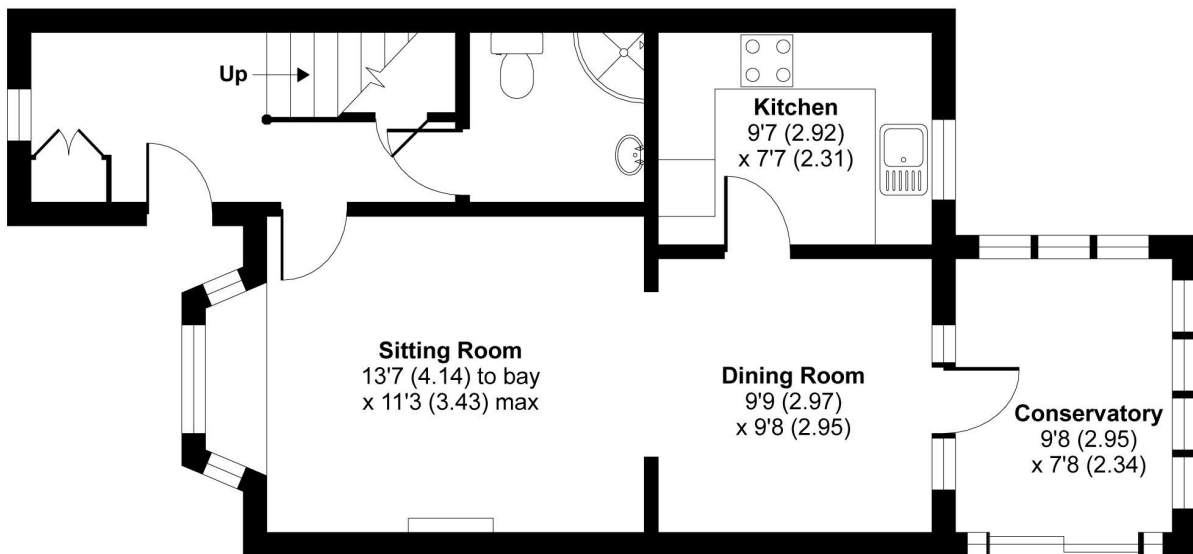


# Tower Street, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 979 SQ FT 90.9 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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