

**Gloucester Street,  
Cirencester, GL7 2DR**



Three good-sized bedrooms | Spacious accommodation over three floors  
Thoughtfully newly fitted kitchen/diner with Belfast sink | Dining area with French windows to the courtyard  
Courtyard garden | EPC D

**£295,000**



# Gloucester Street, Cirencester, GL7 2DR



3 Bedrooms



1 Bathroom



1 Reception

A beautifully appointed period property, Grade II listed within a conservation area, in a sought after Street, close to the town centre.

The property has been sympathetically renovated to provide a home which is traditional on the outside and contemporary on the inside, whilst still retaining the character that houses on Gloucester Street are renowned for.

The versatile accommodation is over three floors with a wealth of character throughout, exposed beams and wooden floors, stonework and period fireplaces combined with modern radiators and quirky features.

The property approach is into the sitting room with a traditional stone fireplace and gas effect wood burner inset. Step up into the kitchen with sliding contemporary panelled doors to allow partition, and a beautifully fitted kitchen with a Belfast sink and stable door to the garden, opening onto a dining room with French doors leading to the courtyard

garden.

On the first floor the master bedroom to the front has an exposed period fireplace with recesses to each side ideal for freestanding furniture also having a single walk in wardrobe. Bathroom comprises a large walk in shower and separate bath. Stairs lead to the second floor with two further double bedrooms.

To the rear an enclosed courtyard garden is all paved with rear gate giving access to Gooseacre Lane, and receives the afternoon sun.

## 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 turn left. At the traffic lights turn left, proceeding into Dollar Street. Bear right into Spitalgate Lane taking the next turning left into Trafalgar Road. Follow the road to the T-junction and turn left. At the next T-junction turn right onto Gloucester Street with number 76 being found 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

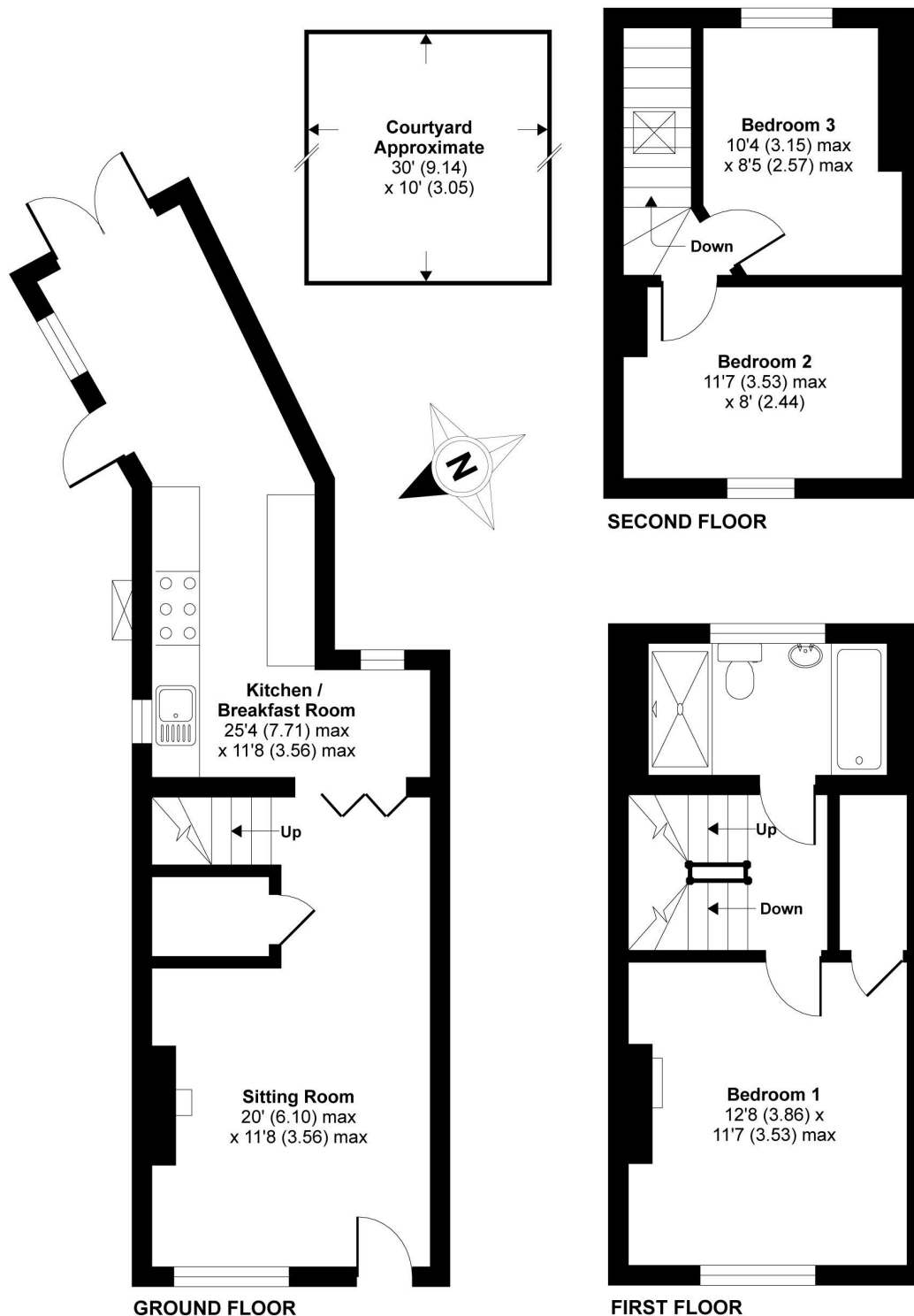
Cotswold District Council

Ref: CIR3912/MR/71027081



# Gloucester Street, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 929 SQ FT 86.3 SQ METRES (EXCLUDES COURTYARD)



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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