

52 GLOUCESTER STREET

Cirencester, Gloucestershire GL7 2DH



MOORE ALLEN
& INNOCENT



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A beautifully presented Grade II Listed townhouse providing a wealth of character features that have been enhanced by the current owner's considerate restoration. The decoration adds a further period touch yet blends with the modern convenience of extended and versatile accommodation, arranged over three floors providing four bedrooms, two bath/shower rooms and two reception rooms.

Set in this very desirable central location surrounded by similar period housing and with the great benefit of off-road parking and a lovely private garden.

OFFERS IN EXCESS OF
£600,000



The appeal of this home is instantly apparent from the street, its beautiful stone façade flanked on either side by matching properties, set back behind a neatly trimmed hedge, a period tiled path leads to a solid character door.

The quarry tiled hallway leads through to the living room with wonderful high ceilings and features that are enjoyed throughout the house, such as restored wooden floorboards, original cast iron fireplaces, stone mullion windows and in this room reclaimed shutters. The careful design also includes period radiators and bespoke storage. To the rear of the living room is a study area with full height bookshelves and a wood burner, creating the perfect home work space.

The bespoke kitchen combines individually sourced pieces producing a unique and very practical room with lots of oak shelving, a butler sink and space in the chimney breast for a free standing electric cooker. There is also a very useful larder. An extension to the rear creates a dining area with built-in seating and additional space for soft seating; a flexible space to suit a variety of life styles. Banks of glazing and roof lights flooding it with light, enhanced by the pitched ceiling. Both rooms benefit from a flagstone floor with electric underfloor heating.

The boot room provides ample storage and has plumbing for washing machine/tumble dryer and houses the gas fired boiler, with a glazed roof that also throws light into the kitchen.

To the first floor an impressive principal bedroom with built-in wardrobes and two windows overlooking the street scene. A spacious family bathroom with tiled flooring, wood panelling, a modern deep bath, basin and WC. A further double bedroom benefitting from a Jack & Jill en-suite shower room.

To the second floor, landing with storage cupboard and two double bedrooms of which the larger to the front benefits from a built-in wardrobe.





The garden is a fine feature of this beautiful home; divided into an attractive courtyard garden with brick-built store, a sheltered environment for outside dining. Gated access leads through a lawned garden bound by planted borders; a relaxing space in which to unwind. Beyond, steps lead down to the gravelled parking area.



Total Approx Floor Area
134 SQ.M (1,441 SQ.FT.)

PROPERTY INFORMATION

Services: Mains water, electricity, drainage and gas are connected to the property. Gas fired central heating feeding radiators with electric underfloor heating to the kitchen and dining room. EPC N/A

Outgoings: Council Tax Band 'D' 2021/22 charges £1,962.12.

Local Authority: Cotswold District Council, 01285 623000.

Tenure: The property is offered freehold with vacant possession.

Location: Within walking distance to the historic Market Place facilities and Cirencester Bathurst Park. Cirencester is the 'Capital of the Cotswolds', a bustling market town, offering an excellent range of amenities and a popular location for visitors who seek to explore the Cotswolds. The town provides a good selection of education at all levels, modern medical practices, sporting facilities and extensive range of clubs and associations. Cirencester is ideally located for motorways and railway links.



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