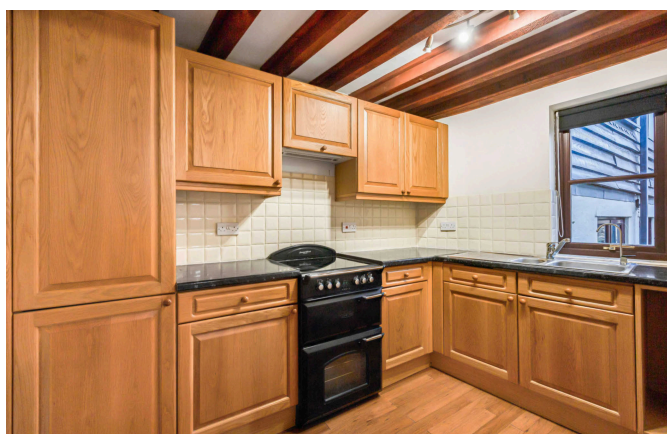


**Grove Court**, The Waterloo, Cirencester, Gloucestershire, GL7 2PZ



Tucked away location • Heart of the town • Two bedrooms • Sitting room and kitchen • Two bathrooms • Courtyard garden to the front • Potential to extend into the loft • EPC C



## Grove Court,

The Waterloo, Cirencester, Gloucestershire, GL7 2PZ

### Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

### About the property

Nestled in a quiet, tucked-away setting just off Cirencester's historic Market Place, this delightful two double bedroom cottage offers the perfect blend of character and convenience. Situated in central Cirencester, the property enjoys a peaceful location while being just moments from the town's shops, cafes, and amenities.

The accommodation is arranged over two floors. The ground floor features a welcoming sitting room, a well-appointed fitted kitchen, a useful utility room, and a cloakroom. Upstairs, there are two spacious double bedrooms and a contemporary family bathroom.

A generous loft space offers excellent potential for conversion, subject to the necessary consents, providing an exciting opportunity to extend the living space.

Externally, the property is approached via a gated courtyard

and benefits from an allocated off-street parking space located just beyond.

This is a rare opportunity to acquire a charming home in a prime central location, ideal as a permanent residence, investment, or weekend

### Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information

### Amenities

The market town of Cirencester 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, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

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







#### Directions

From Cirencester's market place walk through the alley way next to The Long Table/ Old Department Store. Continue along and the property can be found on the right hand side, accessed through a gated entrance to five properties.

What3Words /// scaffold.expert.existence

#### Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

#### Local Authority

Cotswold District Council.

Council Tax Band C.

#### Our reference

CIR/SM/CDH/03102025

#### We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

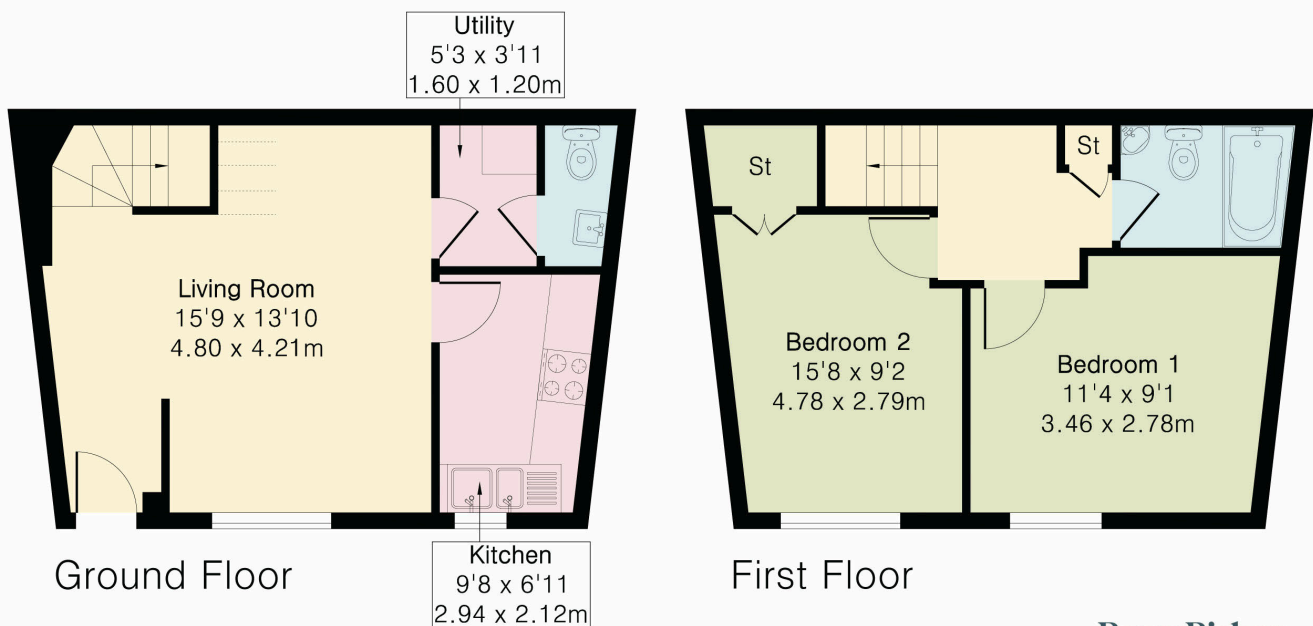
E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)



## Approximate Gross Internal Area 694 sq ft - 64 sq m

Ground Floor Area 347 sq ft – 32 sq m

First Floor Area 347 sq ft – 32 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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