

Perry Bishop

PROPERTY MADE PERSONAL

Mount Street, Cirencester, Gloucestershire, GL7 1TH



Charming period cottage • Three bedrooms • Mid-terraced • Half a mile's walk from Cirencester town centre • Kitchen/breakfast room • Conservatory • Pretty rear garden • Move Ready • EPC D



Mount Street,

Cirencester, Gloucestershire, GL7 1TH

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

A charming three bedroom period cottage situated half a mile's walk from Cirencester town centre.

The accommodation is arranged over three floors with the ground floor comprising a sitting room, kitchen / breakfast room and conservatory. The first floor offers two bedrooms and a bathroom. The second floor has been converted from a loft to provide another bedroom.

Outside to the rear is a pretty garden.

NB - Rear access to the garden is via right of way across the rear of the neighbouring properties. One other neighbouring property (at the end of the terrace) has a right of way across the rear of this property.

Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their

commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

- Property Information Questionnaire
- Fittings and Contents forms
- Official copy of Title Register or Epitome of Title if an unregistered title
- Title plan
- Local Authority search
- Draft contract
- A buyers information booklet will be shared on first viewing
- Anti Money Laundering Checks

Directions

From our office in Cirencester proceed right into Castle Street and at the end of the road bear left, go straight over the mini roundabout and just as you go over the bridge turn right into Cotswold Avenue which you follow around to the left. Take a turning on the left into Mount Street where the property can be found on the left hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/SW/RN/18032024

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

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what the owner said

"Cirencester was rightly voted one of the best areas to live in last year, and it deserves the reputation. We can walk from our house to the centre in 10 minutes, and enjoy the bars, restaurants and shopping.

The house has a lot of history, we've been here over 10 years and we will be sad to leave it for our next stage. It's a beautiful solid house, which we have modernised and cared for. Having the fire on, on a cold winter's day is one of our favourite things ever.

Since we have been here we have redecorated the whole house, and brought the garden back to life from an overgrown jungle. We have replaced the boiler, repaired the sash windows and added secondary glazing and then added shutters to make it cosy. We have replaced the roof and the chimney, we have converted the attic to a bedroom.

The only thing we are yet to do is convert the conservatory to an extension, which both neighbours have done to theirs. This may be something we'd do if we stayed. We do spend a lot of time in there, especially from spring to autumn, and it has the added bonus of being our utility room discreetly housing the freezer and washing machine."



Mount Street, Gloucestershire, GL7



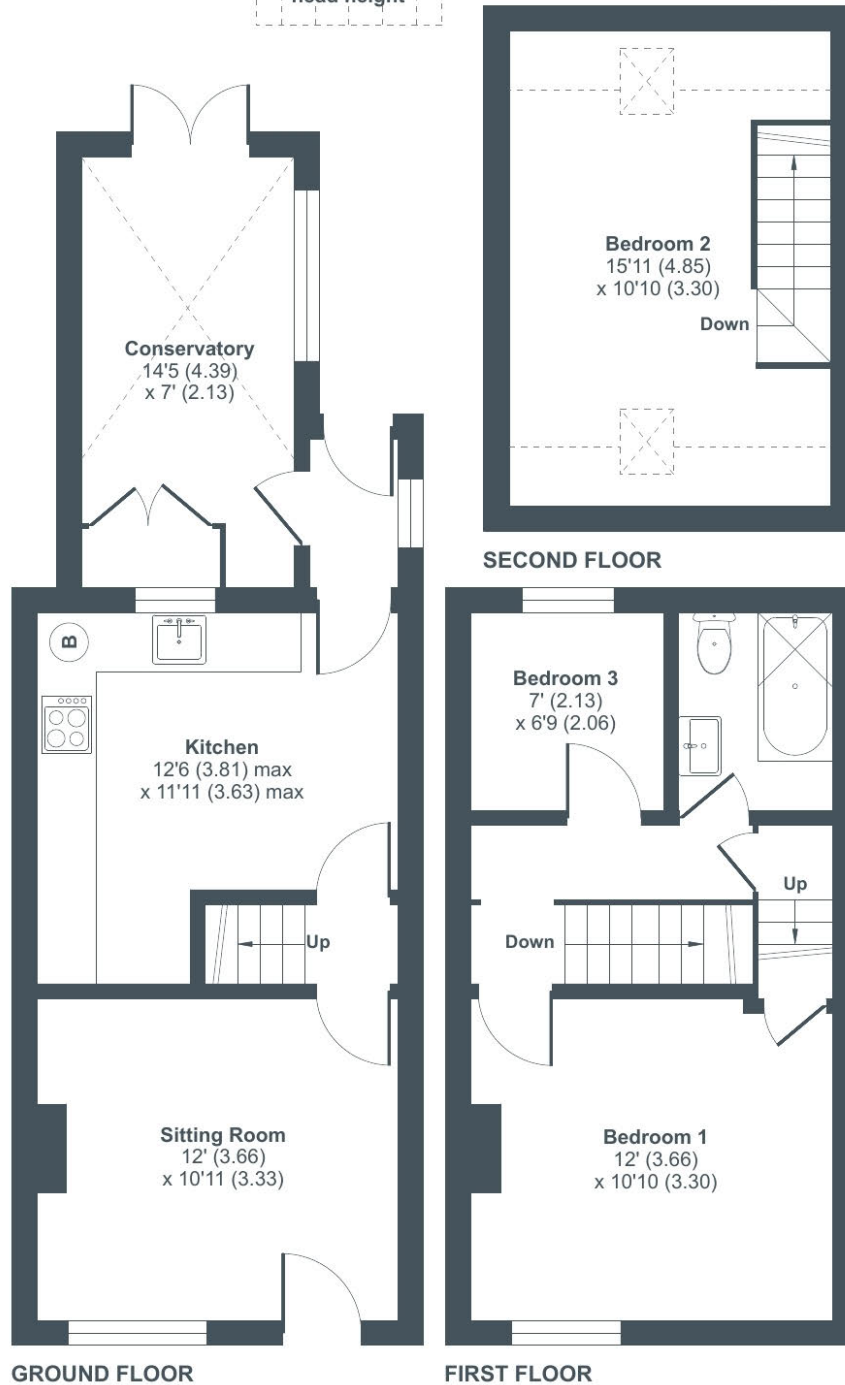
Approximate Area = 840 sq ft / 78 sq m

Limited Use Area(s) = 43 sq ft / 4 sq m

Total = 883 sq ft / 82 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Perry Bishop. REF: 1097583



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
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. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

