

**Flat 4, Bridge House, 2 Somerford Road, Cirencester, Gloucestershire,
GL7 1TN**



- Refurbished one bed 1st floor apartment ● Period building ● Walking distance to town centre
- Spacious sitting room ● Kitchen ● Bathroom ● No onward chain ● EPC D

Guide Price £165,000

perrybishop.co.uk



Flat 4, Bridge House, 2 Somerford Road

Cirencester

Key Features



1
Bedrooms



1
Bathrooms



1
Receptions

About the property

Bridge House is an attractive first-floor apartment forming part of an impressive, detached period building, situated within a sought-after residential area within easy reach of Cirencester town centre and its excellent range of amenities.

Refurbished by the current owner, the apartment offers spacious and well-presented accommodation, enhanced by the generous proportions and high ceilings associated with a property of this period.

The accommodation is approached via an entrance hall which leads through to a particularly light and spacious living room, featuring high ceilings and dual-aspect windows which allow plenty of natural light into the room. The adjoining galley-style kitchen is well arranged and fitted with a range of units and work surfaces.

The generous double bedroom continues the sense of space, while a well-appointed bathroom completes the accommodation.

Outside, the property benefits from the valuable addition of an off-road parking space.

Overall, Bridge House is a well-proportioned and characterful apartment combining period proportions with a refurbished interior, conveniently positioned for access to Cirencester town centre.

NB The property is leasehold with a share of the freehold on a 999 year basis from July 1987 with an annual service charge of £1,080

Additional Information

Additional information that may affect your decision to purchase this property is available on our website within the property listing or from the office on request.

We ask our clients about known legal aspects such as rights of way, restrictions and accessibility information. If there is anything further you would like to know, please contact the office.





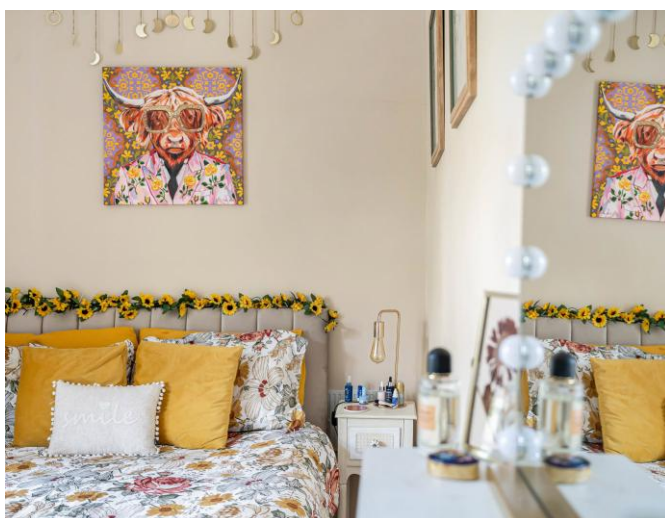
Directions - What 3 Words
remedy.restores.yummy

Services & Tenure

Tenure - Share of Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating – Electric

Local Authority

Cotswold District Council
Council tax Band - B

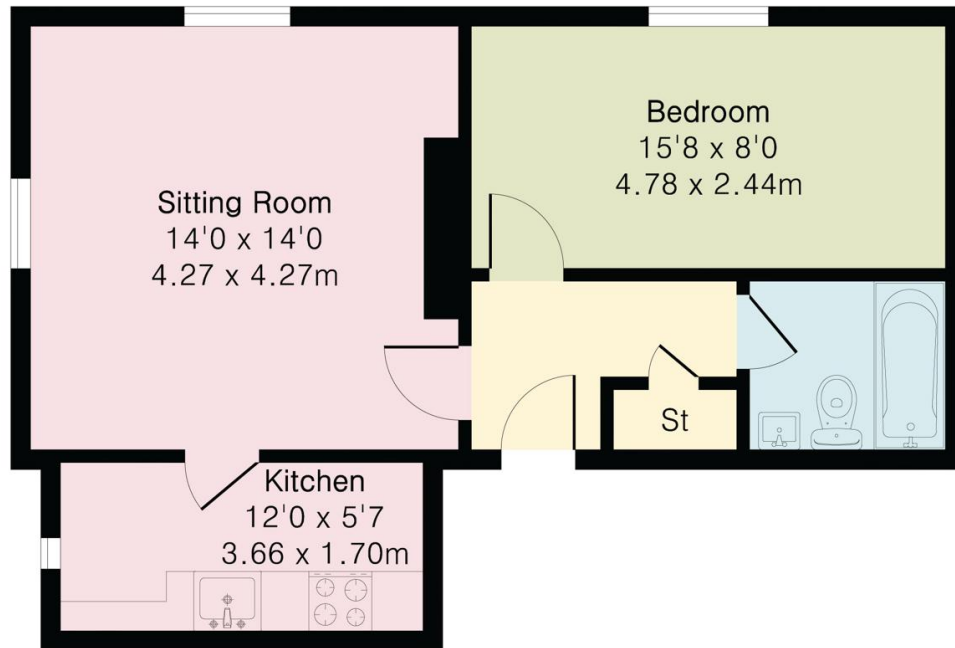


what the owner said

Quiet, even though it is near to a busy road.
Light, bright and airy with high ceilings. Perfect
access into town.



Approximate Gross Internal Area 502 sq ft - 47 sq m



Ground Floor

PerryBishop
PROPERTY MADE PERSONAL



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.

PerryBishop
PROPERTY MADE PERSONAL

perrybishop.co.uk

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

