



PROSPECT PLACE, CIRENCESTER
GUIDE PRICE £450,000

MOORE ALLEN
& INNOCENT

6 PROSPECT PLACE, CIRENCESTER, GLOUCESTERSHIRE GL7 1EZ

This beautifully presented and thoughtfully enhanced four-bedroom, three-story townhouse is ideally located in a sought-after area, just moments from the town's amenities.

The current owners have truly cherished this property, enhancing its character and finish throughout to create a warm and inviting home. Thoughtful additions, including a stylish log-burning stove, elegant wooden shutters, and a refreshed kitchen, have elevated the space beautifully.

Upon entering, you are welcomed into a spacious open-plan living area, where a large picture window at the front floods the room with natural light. Well-integrated built-in storage maximizes functionality without compromising style, while the newly fitted log-burning stove serves as a striking focal point, adding charm and warmth throughout the colder months. This well-proportioned space comfortably accommodates a range of furnishings, including a generously sized dining table, making it perfect for both relaxation and entertaining. A staircase tucked into one corner provides access to the first and second floors.

At the rear, a doorway leads to the contemporary kitchen/breakfast room, thoughtfully designed with an impressive selection of upper and lower storage cabinets. The striking enamel dual sink, expansive countertops, and integrated appliances create a highly practical yet stylish cooking space. A large picture window overlooks the rear courtyard garden, enhancing the room's bright and airy feel.

Beyond the kitchen, a tiled floor leads to a spacious utility room, which provides additional storage and houses the wall-mounted combination gas-fired boiler. This area also offers access to a convenient downstairs cloakroom and a door leading directly to the rear courtyard garden.

A standout feature of this home is the four generously sized bedrooms, spread across the first and second floors. Each bedroom enjoys charming views, either overlooking the front or rear, with picturesque scenes of Cirencester's rooftops.

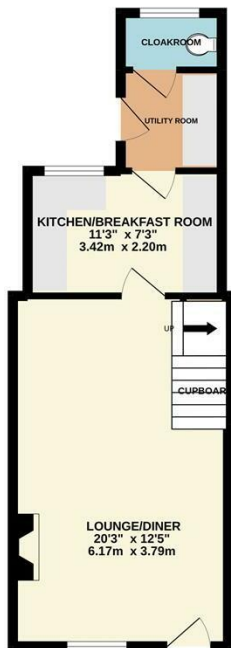
The first floor boasts a stylish and spacious family bathroom, complete with a contemporary white suite, a bathtub, and a separate shower cubicle. The second-floor benefits from an additional sleek shower room, featuring a high-level Velux window that bathes the space in natural light.

In recent years, the property has undergone extensive renovations, including full re-plumbing with a new gas central heating system, re-wiring, and comprehensive re-plastering. New floor coverings have been fitted throughout, and the entire house has been tastefully redecorated to a high standard.

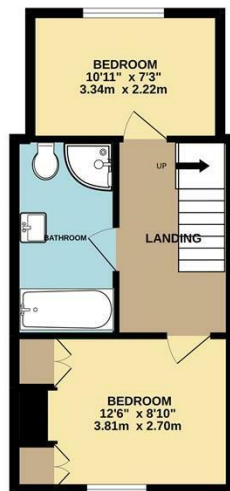
Outside, this charming townhouse enjoys a private, south-facing courtyard garden that soaks up the sun throughout the day—an ideal space for outdoor dining or relaxation. Fully enclosed for privacy and security, the garden also features a pedestrian access point at the rear corner, adding to its convenience.

SERVICES: We understand that mains water, electricity, gas and drainage are connected to the property. Gas fired central heating feeding radiators. **OUTGOINGS:** The property has been placed in Band 'C' for Council Tax purposes; charges 2022/23 £2,033.00. **EPC C (70)** **LOCAL AUTHORITY:** Cotswold District Council, 01285 623000 **TENURE:** The property is offered freehold with vacant possession upon completion. **NB:** right of access for no.8 through the rear garden.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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