



DYER STREET, CIRENCESTER
GUIDE PRICE £475,000

MOORE ALLEN
& INNOCENT

47, DYER STREET, CIRENCESTER, GL7 2PP

This beautifully positioned terraced Grade II listed townhouse in the heart of Cirencester. Presented with Two / Three double bedrooms, family bathroom. Parking for two cars and annex opportunity within.

Located just a stone's throw from the bustling marketplace in the heart of Cirencester, this delightful Grade II Listed period townhouse offers both convenience and charm. Built around 1889 as part of the Bathurst estate, this property is one of a terrace of three, boasting a quintessential Cotswold in town living with immediate convenience.

Spread over three storeys, the accommodation features notable architectural elements such as a magnificent oriel window on the first floor, an equally impressive oval window on the second floor, and several mullion windows.

Typical of its era, the living room occupies the first floor, bathed in natural light from an impressive 4-light canted bay window to the front. The kitchen, also on this level, enjoys rear views through a large sash window and is equipped with a range of wall and base mounted units, including a handy breakfast bar and integrated appliances.

On the ground floor, you'll find two rooms currently configured as bedrooms, both accessible from the main hallway and offering convenient access to the rear courtyard. Additionally, there's a spacious utility room that has been recently upgraded to include a downstairs shower and additional cloakroom. Perfect annex opportunity. This level offers flexibility for additional bedroom or guest accommodation, or versatile home working space.

Ascending to the second floor, you'll find a characterful master bedroom with a full-height ceiling, two charming window openings flooding the room with light, and a bathroom featuring a modern suite, including a corner shower unit. The loft space has been conveniently converted as storage access via a ladder stairwell.

Externally, a courtyard garden at the rear provides private outdoor space, along with access to the rear drive offering valuable private parking for two vehicles.

LOCATION

Cirencester known as the 'Capital of the Cotswolds' is 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, associations, and pastimes. From Cirencester, Swindon c.17 miles and Cheltenham c.18 miles.

SERVICES: We believe the property is connected to all mains services. EPC Exempt.

OUTGOINGS: The property has been placed in Band 'D' for Council Tax purposes; charges 2023/24 £2,142.58.

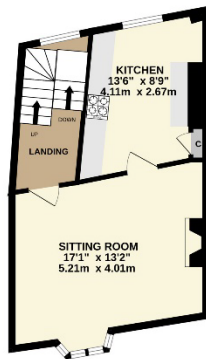
LOCAL AUTHORITY: Cotswold District Council, 01285 623000

TENURE: Freehold, offering vacant possession upon completion.

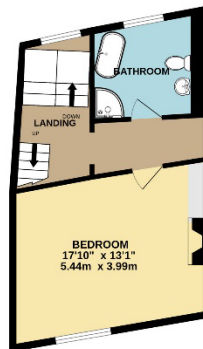
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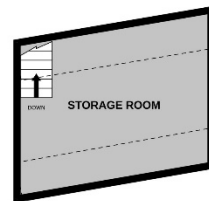
1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



LOFT ROOM
201 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA: 1659sq.ft. (154.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any



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