

SOMERFORD ROAD, CIRENCESTER
£495,000

MOORE ALLEN
& INNOCENT

33 SOMERFORD ROAD GL7 1TP

A fabulous semi-detached period town house with considerable character, charming gardens and off-street parking, located a short walk from the town's amenities and schooling.

This classic Edwardian semi-detached town house has a light spacious feel throughout, enhanced by the high ceilings and combined with the period features, such as original pine doors and fireplaces creates a very appealing and comfortable home.

Traditionally constructed of part cut stone and rendered elevations beneath a pitched Marley style clay tiled roof. With the comfort of a comprehensive gas fired heating system and replacement Upvc windows, this desirable property has accommodation presented over two floors.

Set back from Somerford Road with off street parking and extensive planted borders. The front door sits beneath a covered porch and opens into a beautiful tiled floor hall with stairwell leading to the first floor, stripped pine doors lead to the two formal reception rooms.

To the front lies the sitting room with deep bay windows, central chimney breast housing open fireplace with timber surround and mantel. The dining room is located off the kitchen with glazed doors to rear terrace, an open fireplace and a recessed book case. Located beyond lies the kitchen, blessed with a very good range of base and wall

mounted units with built-in appliances to include double eye level oven, ceramic hob, with extractor hood, integral washing machine, dishwasher and fridge / freezer. A particular attraction to the property is the spacious conservatory/garden room situated off the kitchen.

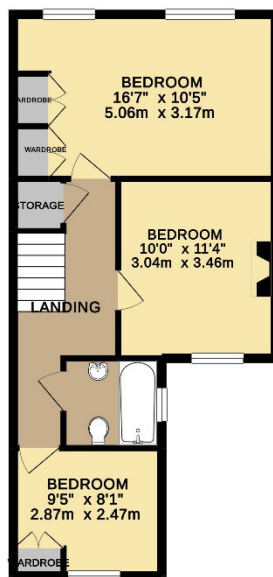
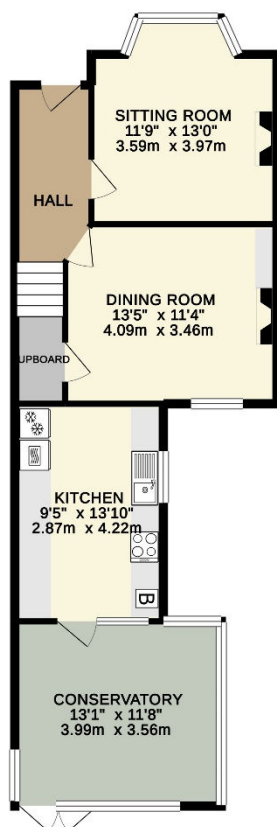
The first floor offers three bedrooms and bathroom; the generous principal bedroom has two windows affording ample light a feature fireplace and built-in wardrobes.

A fine feature of this home is the large mature rear garden; mainly laid to lawn, with a paved terrace and extensive planting. An impressive timber outbuilding with power, lighting and a veranda providing covered outside seating. There are two rooms that give great flexibility as a home office, children's den or workshop.

SERVICES: We understand that mains water, electricity, gas and drainage are connected to the property.

OUTGOINGS: The property has been placed in Band 'C' for Council Tax purposes; charges 2020/21 £1,962.12. EPC D (64)

LOCAL AUTHORITY: Cotswold District Council, 01285 623000



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016



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