



BLACK JACK MEWS, CIRENCESTER
£255,000

MOORE ALLEN
& INNOCENT

5 BLACK JACK MEWS GL7 2AA

A charming Cotswold stone cottage set in the heart of the town yet tucked back in a quiet terrace of period cottages. Benefitting from no onward chain.

This very desirable cottage offers a cosy living environment with an attractive courtyard garden to the front; the perfect place to sit and relax or catch-up with neighbours in this sociable terrace.

A useful entrance porch leads through into the main living room – a light dual aspect room, enhanced by the neutral decoration and floor coverings. The focal point is the fireplace housing a woodburning stove, ideal for those winter months. To either side is attractive and functional bespoke built-in storage.

The adjoining kitchen provides a range of soft cream shaker style units, plumbing for a washing machine, freestanding cooker and under surface space for a fridge. Both rooms enjoy the character feature of window seats.

To the first floor, a landing with window to the rear elevation. A double bedroom with built in storage and a modernised shower room, beautifully finished with a large glazed shower, feature tiled wall and a modern WC and basin. Window shutters add further character.

A charming weekend retreat or a delightful home for those wishing to enjoy in-town living.

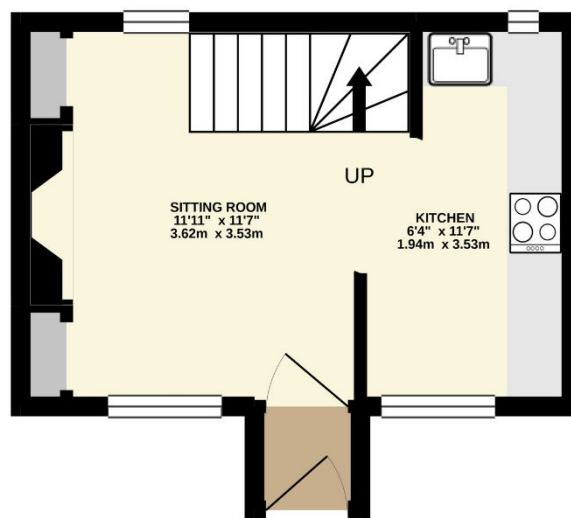
SERVICES: We understand that mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

OUTGOINGS: The property has been placed in Band 'B' for Council Tax purposes; charges 2020/21 £1,455.44. £50 per annum charge for communal access maintenance. EPC D (62)

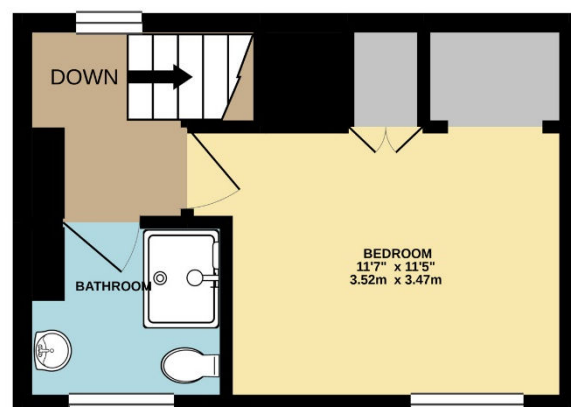
LOCAL AUTHORITY: Cotswold District Council, 01285 623000

TENURE: The property is offered freehold with vacant possession.

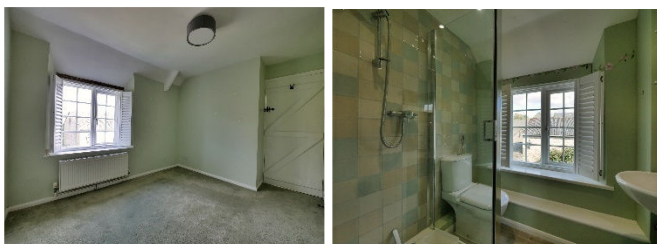
GROUND FLOOR
194 sq.ft. (18.0 sq.m.) approx.



1ST FLOOR
178 sq.ft. (16.6 sq.m.) approx.



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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