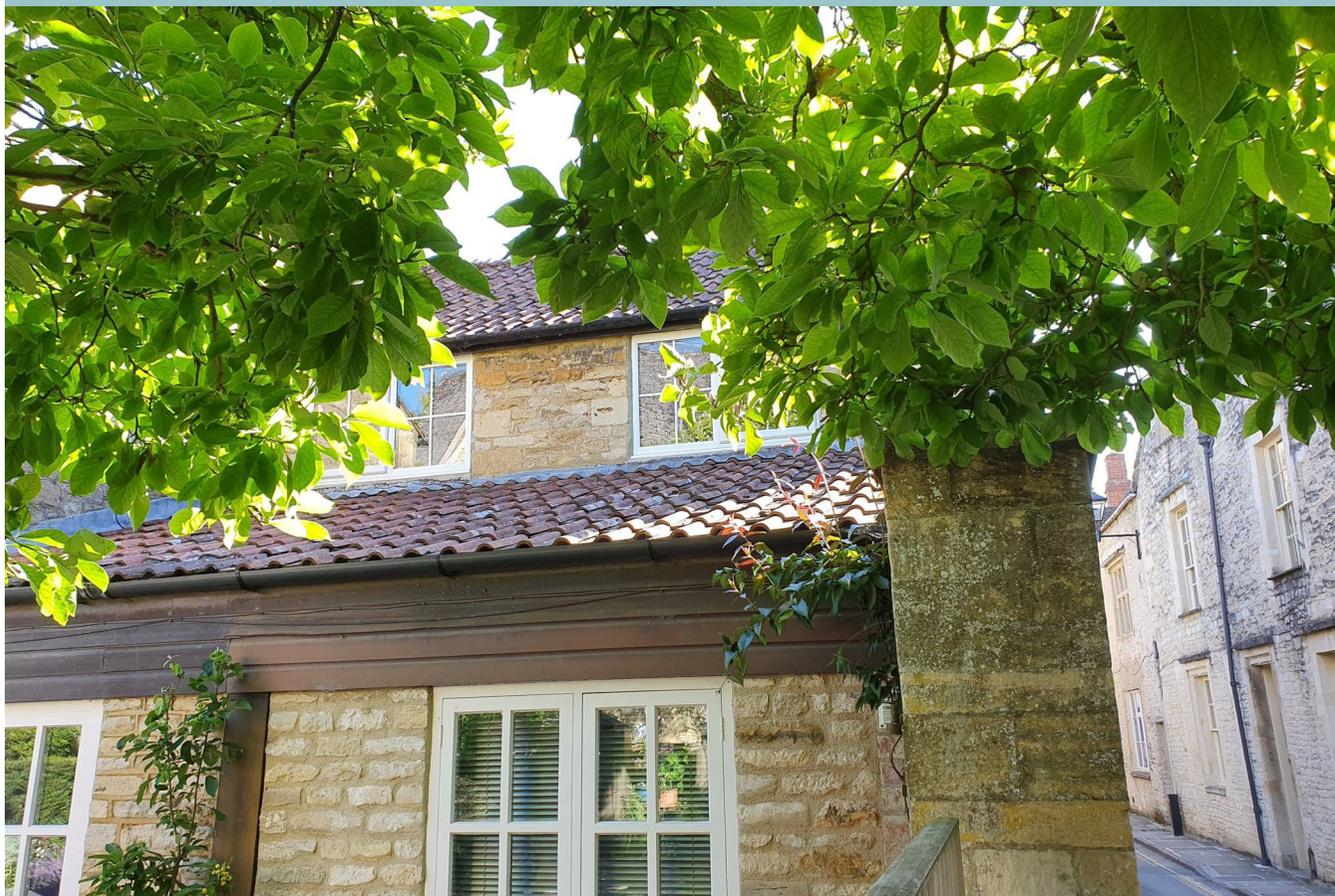


4c Coxwell Street, Cirencester, GL7 2BH



Welcome to Coxwell Street - this lovely ONE BEDROOM Cotswold stone cottage in one of the most favoured locations close to Cirencester's market place. A first-floor open plan living room is complemented by a large kitchen. The ground floor provides a double bedroom, bathroom, and ample storage.

# 4c Coxwell Street, Cirencester, GL7 2BH

## Key Features



1

Bedrooms



1

Bathrooms



1

Receptions

## Description

This beautiful one bedroom cottage is situated in the very heart of Cirencester, located on one of the oldest roads in town. The ground floor offers a welcoming entrance hallway with a double bedroom, bathroom and 2 storage cupboards. Stairs to the first floor which briefly includes a large open planning lounge and kitchen. The lounge has French doors which open providing access to the 'Juliet balcony'. The kitchen is well appointed with many built in appliances and ample work surfaces and storage.

## Essentials

Council Tax Band A £1608.87 2025/26 - Cotswold District Council - 01285 623000

This property benefits from electric hot water and radiators.  
EPC Rating: E

## Parking

Although there is no parking with 4c Coxwell st, the Council operate a permit parking scheme for residents of the street with annual permits priced from £ 60 (less for Eco cars). In addition, off peak only permits (covering 4pm to 10am as well as all day at weekends) for the nearby Abbey Grounds car park can be purchased from CDC at a cost of c. £ 45 per annum. Price correct in 2022

## Tenancy security deposit

A deposit of 5 weeks rent is required and Secured in the DPS (Deposit Protection Scheme).

## Viewings

Please contact Paul or the Adkins Property team to arrange your viewing - Residential Sales | Lettings | Management | Holiday Homes | Commercial

## Agents notes

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc.

## Compliance

The floor plan is for layout guidance only and is not created to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.

Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

Please note that accordance with Letting Regulations potential tenants will be required to provide proof of identification documents no later than where a tenant's offer is informally accepted by our landlord.

## Redress scheme

We are members of The Property Ombudsman

## Client Money Protection 'CMP'

Adkins Property is compliant with the mandatory regulation 'Client Money Protection Scheme' CMP, this protection is in place for the benefit of both tenants and landlords.

## Social

Like and Share our posts and receive notification when new listings become available @adkinsproperty

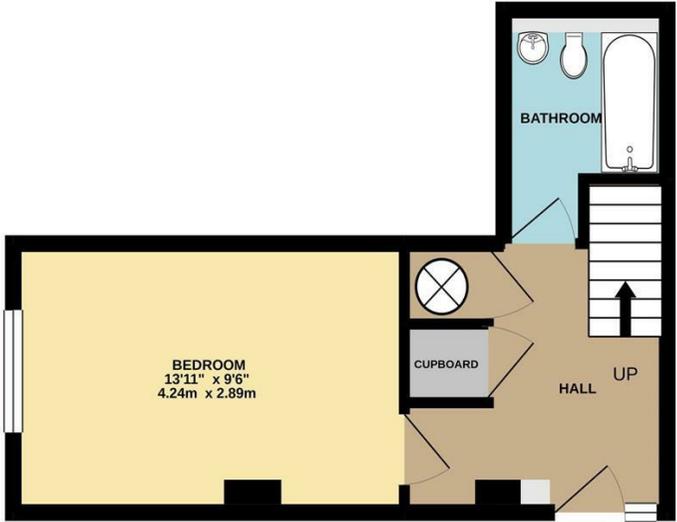




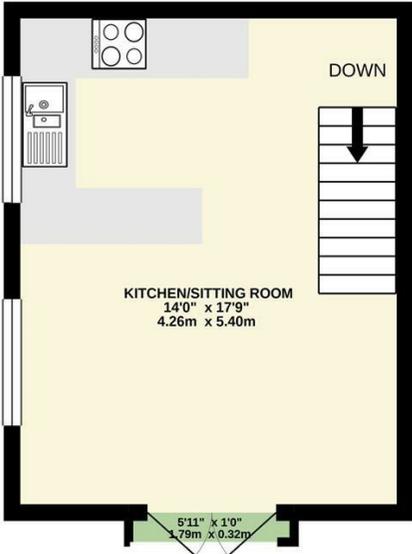


4c Coxwell Street, Cirencester, GL7 2BH  
 Floor Area: sq ft

GROUND FLOOR  
 265 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR  
 248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA: 513 sq.ft. (47.6 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 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 ©2020



**Disclaimer:** These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

Adkins Property Group  
 Cirencester Office Park  
 Unit 9, Tetbury Road, Cirencester, GL7 6JJ  
 T: 01285 239486  
 W: adkinspropertygroup.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100 kWh/m <sup>2</sup> per year - lower running costs		100 g/m <sup>2</sup> per year - lower CO <sub>2</sub> emissions	
91-120 kWh/m <sup>2</sup> per year - <b>A</b>		35-45 g/m <sup>2</sup> per year - <b>A</b>	
81-90 kWh/m <sup>2</sup> per year - <b>B</b>		46-55 g/m <sup>2</sup> per year - <b>B</b>	
71-80 kWh/m <sup>2</sup> per year - <b>C</b>		56-65 g/m <sup>2</sup> per year - <b>C</b>	
61-70 kWh/m <sup>2</sup> per year - <b>D</b>		66-75 g/m <sup>2</sup> per year - <b>D</b>	
51-60 kWh/m <sup>2</sup> per year - <b>E</b>		76-85 g/m <sup>2</sup> per year - <b>E</b>	
41-50 kWh/m <sup>2</sup> per year - <b>F</b>		86-95 g/m <sup>2</sup> per year - <b>F</b>	
31-40 kWh/m <sup>2</sup> per year - <b>G</b>		96-105 g/m <sup>2</sup> per year - <b>G</b>	
1-30 kWh/m <sup>2</sup> per year - <b>G</b>		110+ g/m <sup>2</sup> per year - <b>G</b>	
Not energy efficient - Higher running costs		Not environmentally friendly - Higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

