

PerryBishop

PROPERTY MADE PERSONAL



Victoria Road, Cirencester, Gloucestershire, GL7 1EN

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Cirencester, Gloucestershire, GL7 1EN

Key Features



6
Bedrooms



6
Bathrooms



3
Receptions

- Attractive and substantial detached home
- Currently run as a Guest House
- Six bedrooms all with en-suites
- Main sitting room and two other reception rooms
- Kitchen/breakfast room
- Parking and garden
- Town location

About the property

A most attractive and substantial detached residence which is currently run as a successful Guest House. Offering a wealth of charm and character this beautiful property sits in the heart of the town and close to all its amenities and facilities.

Whether you are seeking a Guest House to run or a spacious family home to live in this delightful property offer well-proportion accommodation and has the added benefit of off-road parking.

Briefly comprising: Welcoming entrance hall where there are stairs to the first floor. The sitting room/dining hall enjoys a bay window to the front and a feature fireplace. What is currently being used as a downstairs guess room could be used as a family dining room and has an en-suite. The kitchen/breakfast room has a range of wall and base units with working surfaces over. The is a walk-in larder, door to the courtyard. The utility room leads to the main garden and cloakroom.

Stairs lead to the lower floor when there is a family room and a second sitting room or office.

At first floor level there are three bedrooms all having en-suites. There are two further bedrooms with en-suites on the second floor.

Outside there is driveway parking for several vehicles a lawn area and a patio offering a place to sit and relax.

Amenities

The property is situated just a 300 meter walk from Cirencester's Market Place, the town centre.

The market town of Cirencester dates back to Roman times and is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.



Directions

From our office in Cirencester turn left into Castle Street and at the traffic lights continue straight over into the Market Place. Follow through the Market Place into Dyer Street and at the traffic lights turn right onto Victoria Road. The property can be found on your right hand side.

Services & Tenure

The Tenure is Freehold

Local Authority

Cotswold District Council

Council Tax Band – Not yet available - The property is currently run as a Guest House so no council tax band is given.

Our reference

CIR/JC/KW/30062022

We'd love to hear from you

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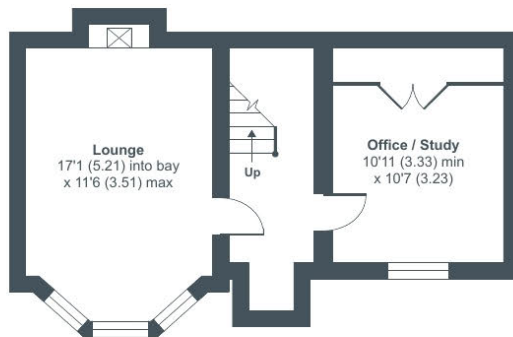




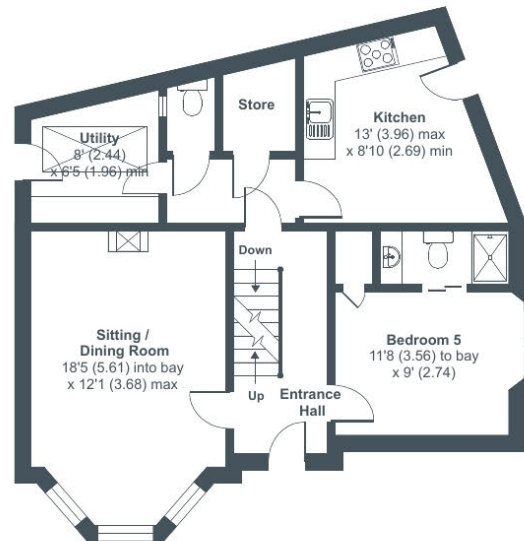
Victoria Road, Cirencester, GL7

Approximate Area = 2193 sq ft / 203.7 sq m

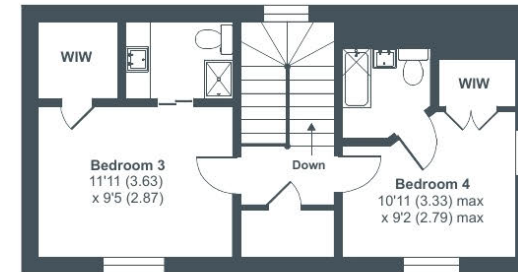
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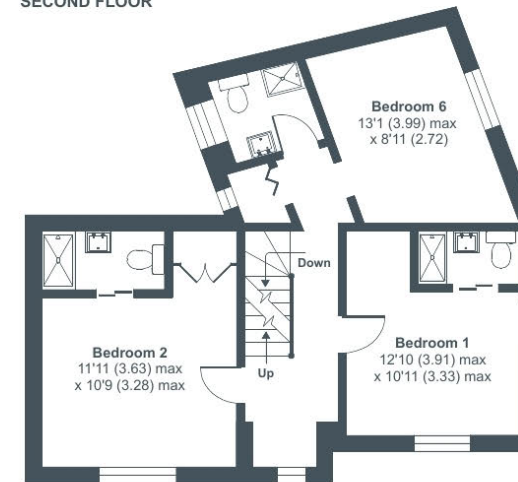
BASEMENT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Perry Bishop & Chambers. REF: 866197







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Gloucestershire • Oxfordshire • Wiltshire

