

**Victoria Road,** Cirencester, Gloucestershire, GL7 1ES



Characterful Edwardian family home • Four double bedrooms • Through reception room • Dining room • Kitchen • Family bathroom • Courtyard garden • Essential off-street parking • EPC D

# Victoria Road,

Cirencester, Gloucestershire, GL7 1ES

## Key Features



4  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Situated within half a mile's walk of Cirencester town centre is this substantially proportioned, three storey, four double bedroom, characterful Edwardian family home further benefitting from essential off-street parking.

The accommodation is arranged over three floors with the ground floor comprising entrance hall with cloakroom, the two original reception rooms have been opened into each other to create one dual aspect sociable living space, separate dining room leading through to the kitchen and out to the rear garden. The first floor consists of a generous principal bedroom accessing an ornate wrought iron balcony, two further double bedrooms and sizeable family bathroom with separate shower cubicle. The second floor provides another large bedroom with access to a sizable rear loft space.

Outside, to the front is a paved drive providing an off-street parking space, while to the rear is low maintenance courtyard garden.

## Amenities

The market town of Cirencester 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, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

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

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

## Directions

From our office in Cirencester turn left onto Castle Street, go straight ahead at the traffic lights and through the market place. Continue through town to the next set of traffic lights and take the right hand turn into Victoria Road continue the property can be found on the left hand side. What3Words- whom.consented.develops

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band - D

## Our reference

CIR/SW/RN/27062024

## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)









Total Area: 164.1 m<sup>2</sup> ... 1767 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL  
 T: 01285 655355  
 E: cirencester@perrybishop.co.uk

[perrybishop.co.uk](http://perrybishop.co.uk)

**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

