

Albion Street, Stratton, Cirencester, Gloucestershire GL7 2HT



Most charming detached stone built cottage • Three bedrooms • En suite to principal bedroom
• Sitting room with access to garden • Dining room and kitchen/breakfast room • Cloakroom •
Off road parking and garden • EPC D

Albion Street,

Stratton, Cirencester, Gloucestershire GL7 2HT

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

A most attractive, stone built, detached residence sitting in this ever popular and highly sought after road in Cirencester. The property is well placed with good access to a wide range of amenities, facilities and countryside walks.

This stunning home offers a wealth of charm and character and has been tastefully improved and updated to provide a very comfortable style of living.

The accommodation is approached into an entrance hall with stairs to the first floor and cupboard under. The sitting room is of a good size, has a stone, open grate fireplace, dual aspect including doors leading out to the garden and a separate dining area. The kitchen/breakfast room is fitted with a generous range of wall and base units with integral appliances, a breakfast bar and enjoying a dual aspect. There is a rear lobby with a door leading outside and a door to the WC.

At first floor level, the landing has a velux-style window adding additional light. There are three bedrooms and a family bathroom with a shower over the bath. The master bedroom has a vaulted ceiling and the added benefit of an en suite shower.

Outside, the property has an enclosed garden which offers a good degree of privacy. It is paved for ease of maintenance and offers an excellent area for entertaining and relaxing. There is gravel off-road parking adjacent to the door, with access leading back into the rear garden.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

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, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

Directions

From our office in Cirencester, turn left onto Castle Street, and at the traffic lights turn left and continue into Dollar Street. Turn right at the end of the road into Spitalgate Lane. At the traffic lights, bear left onto Abbey Way which leads into Gloucester Road. Continue past the turning on the right for Cheltenham and take the next first right into Albion Street. The property will be found on the right hand side.

What3Words: ///ditching.sometime.blubber

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cotswold District Council

Council Tax Band D

Our reference

CIR/SW/KF/07052025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk



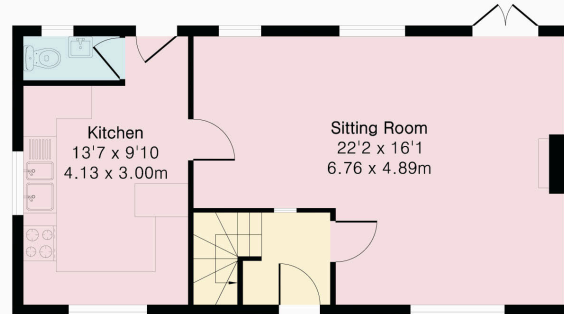




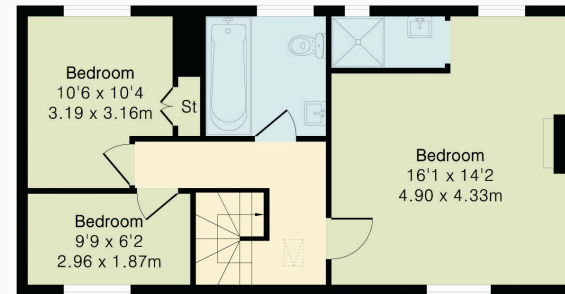
Approximate Gross Internal Area 1038 sq ft - 96 sq m

Ground Floor Area 519 sq ft – 48 sq m

First Floor Area 519 sq ft – 48 sq m



Ground Floor



First Floor

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PROPERTY MADE PERSONAL



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

Gloucestershire • Oxfordshire • Wiltshire

