

## Warwick Cottage, Victoria Road, Cirencester, Gloucestershire, GL7 1ES



Detached period home • Four/five bedrooms • No onward chain • Potential to extend further STPP • Essential town centre off street parking • Private rear garden • Half a mile's walk of Cirencester town centre • EPC E

# Warwick Cottage,

Victoria Road, Cirencester, Gloucestershire, GL7 1ES

## Key Features



4/5  
Bedrooms



2  
Bathrooms



3/4  
Receptions

## About the property

Being sold with no onward chain and situated within half a mile's walk of Cirencester town centre is this four/five bedroom detached period family home, with potential to extend further if required, and benefitting from essential town centre off street parking and overlooks an open green to the rear.

The accommodation is arranged over three floors with the ground floor currently comprising entrance hall, sitting room, dining room, kitchen, two further living areas extended to the rear with a cloakroom and shower. This extended section of the ground floor has been previously used as an annexe comprising bedroom, shower room and sitting room.

The upper two floors provide four double bedrooms with en-suite facilities and a separate bathroom and cloakroom.

Outside, to the front is an enclosed retaining garden, while to the rear is private garden with gated access leading to a parking area providing off street parking for four vehicles.

## 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.

## 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. Access to the parking is via a passage just past the house.

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band: D

## Our reference

CIR/SW/RN/10052024

## We'd love to hear from you

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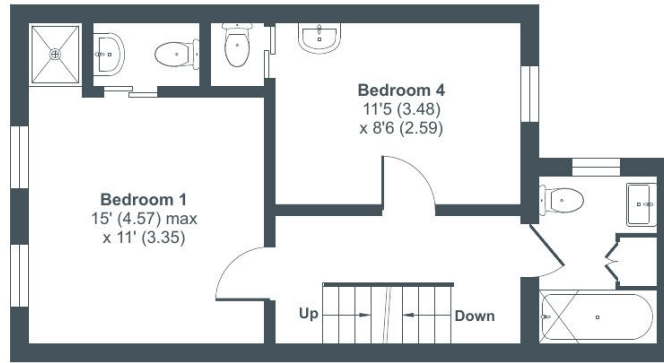




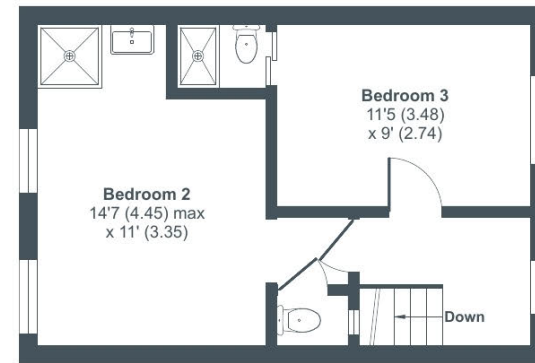
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Approximate Area = 1374 sq ft / 127.6 sq m

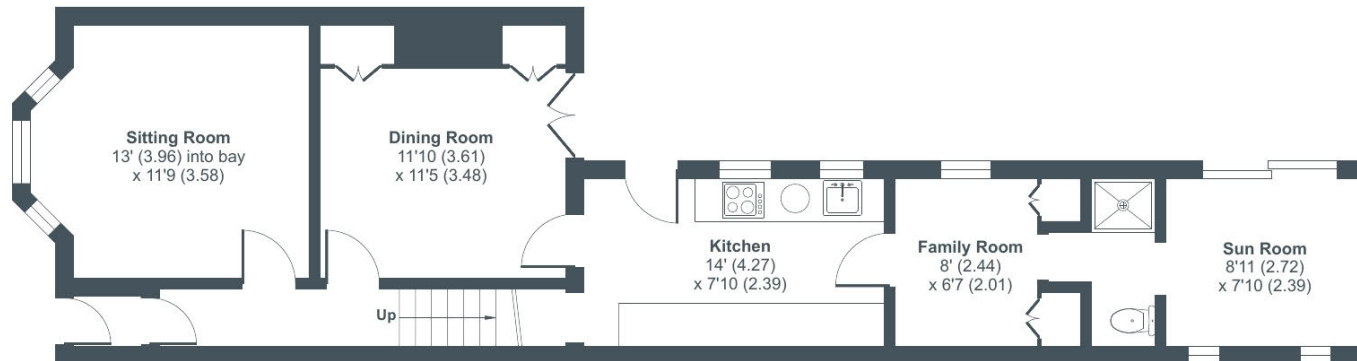
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2024. Produced for Perry Bishop. REF: 1122938



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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.

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