

Cirencester, Gloucestershire, GL7 1HA



Characterful period family home • Three double bedrooms • Two reception rooms • Extended kitchen/ dining room • Family bathroom and ensuite shower • Pretty cottage style garden • Situated within half a mile's walk of town centre • EPC C

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Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

Located just half a mile from the heart of town, this charming and spacious three-bedroom, two-bathroom Victorian home offers flexible living across three thoughtfully arranged floors.

The ground floor features an inviting entrance hall leading to two reception rooms, perfect for formal entertaining or relaxed family living. The second reception room flows seamlessly into a bright and airy extended kitchen/dining room, beautifully appointed with modern fittings and direct access to the rear garden.

Upstairs, the first floor hosts a spacious master bedroom and a generous family bathroom. The second floor offers two further double bedrooms, one of which benefits from a stylish ensuite shower room, making it an ideal space for guests or growing families.

Externally, the front garden is currently being utilised as a practical off-street parking space, while the rear boasts a pretty, cottage-style garden with gated pedestrian access-perfect for outdoor relaxation and entertaining.

This attractive period property blends character with contemporary comfort, all within easy reach of the town centre and local amenities.

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 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 towards the top of the road on the left hand side.

What3Words /// pools.harmonica.toolkit

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/SM/CDH/24062025

We'd love to hear from you

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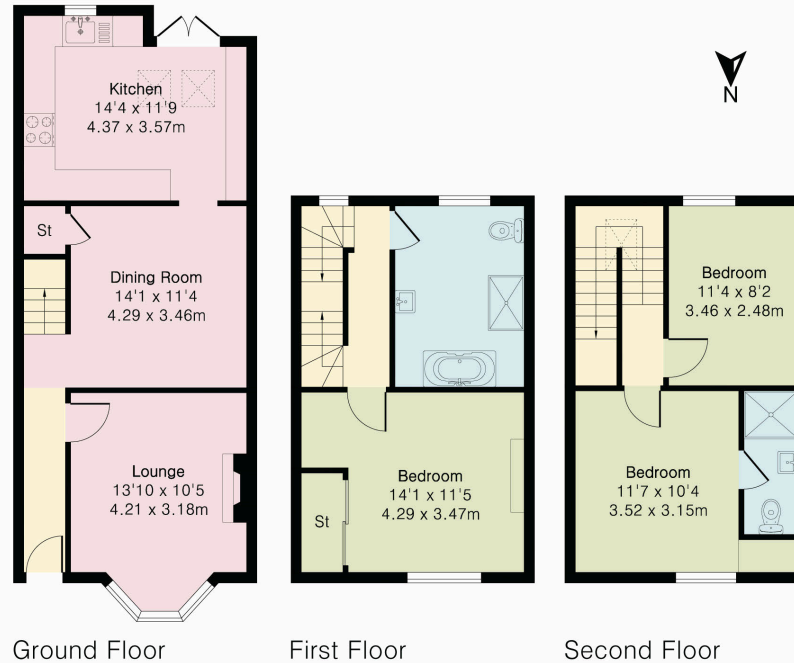


Approximate Gross Internal Area 1159 sq ft - 107 sq m

Ground Floor Area 507 sq ft – 47 sq m

First Floor Area 326 sq ft – 30 sq m

Second Floor Area 326 sq ft – 30 sq m



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PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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

