

Victoria Road, Cirencester, Gloucestershire GL7 1ES



End of terrace period home • Three bedrooms • In need of updating • Potential to extend STPP • South westerly private rear garden • Gated pedestrian access onto Chester Street • Situated within half a mile's walk of the town centre • No onward chain • EPC E

Victoria Road,

Cirencester, Gloucestershire GL7 1ES

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Offered for sale with no onward chain and situated within half a mile's walk from Cirencester town centre is this three bedroom end of terrace period home. The property is in need of updating with the potential to extend if required, subject to the necessary regulations and permissions. The property does benefit from a sunny south-westerly private rear garden with gated pedestrian access onto Chester Street.

The accommodation is arranged over two floors, with the ground floor comprising entrance hall with stairs off to the first floor, open plan sitting dining room, kitchen/breakfast room, large lean-to with a cloakroom off. The first floor offers the three bedrooms and bathroom.

Outside, to the rear, sits the generous south-westerly private rear garden with gated pedestrian access onto Chester Street.

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 where the property can be found on the right hand side, before the turning in to Chester Street.

What3Words: [///candidate.smug.complies](https://www.what3words.com/candidate.smug.complies)





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/08042025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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what the owner said

A lovely Victorian house with a character all of its own, filled with a warmth and a comforting air, giving a great homely feel.

A large south facing easily maintained well-kept garden.

A fantastic location for all local amenities and schools, plus travelling further afield as there are excellent road and railway commuter links to London, Southwest and Midlands.

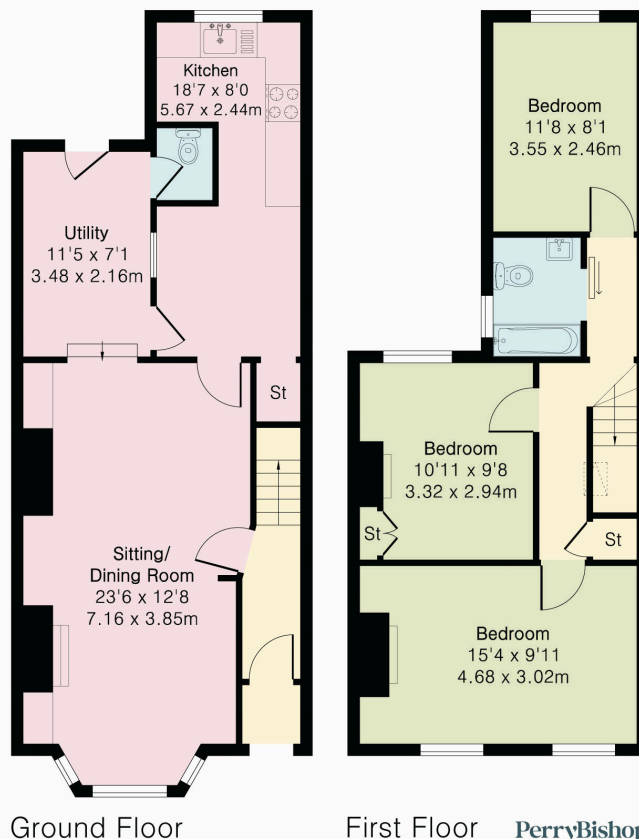
An easy level walk into the Cirencester town centre.



Approximate Gross Internal Area 1059 sq ft - 98 sq m

Ground Floor Area 581 sq ft - 54 sq m

First Floor Area 478 sq ft - 44 sq m



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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

