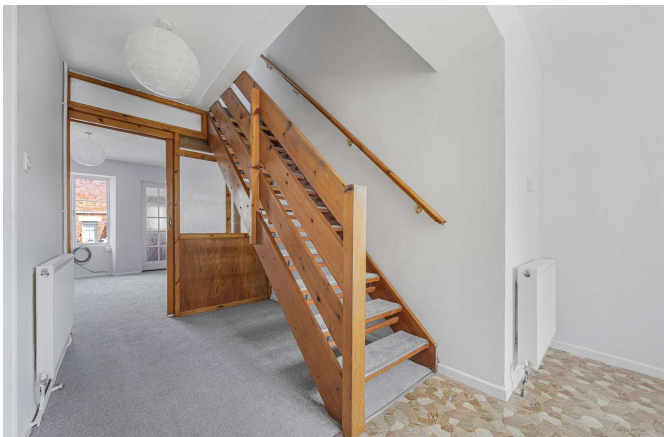


Victoria Road, Cirencester, Gloucestershire, GL7 1HA



- 2 Bedrooms ● Detached home ● Scope to add value ● Extended to the ground floor ● Enclosed garden
- Viewing by appointment ● No onward chain ● EPC D

Victoria Road

Cirencester

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

This much-loved family home is offered to the market for the first time in over 30 years. The current owner has made a number of improvements while leaving plenty of scope for a new owner to personalise and create their ideal home.

100 Victoria Road is a charming detached two-bedroom cottage, ideally situated in the heart of Cirencester. The accommodation is entered via a porch, leading into a spacious sitting room with useful built-in storage to either side of the chimney breast. This, in turn, opens into a light and airy kitchen/dining room with ample space for a dining table and attractive views over the rear garden. A door from the kitchen provides convenient side access to the garden, while the ground floor also benefits from a well-appointed bathroom.

Upstairs, the generous proportions continue with impressive ceiling heights. The principal bedroom is a spacious double, and the second bedroom enjoys delightful views across the garden. In recent years, the property has benefited from a replacement gas boiler and updated radiators.

The deceptively large west-facing rear garden is a particular feature of the property, being predominantly laid to lawn and offering an excellent space for entertaining, gardening, or family life. A range of useful outbuildings and storage sheds are situated at the far end of the 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.

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.

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 right hand side.

What3Words ///

mush.feasted.tiger

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Heating - Gas

Local Authority

Cotswold District Council

Council tax Band - C





Our reference
CIR250564
8th January 2026

We'd love to hear from you
2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 655355
E: cirencester@perrybishop.co.uk

what the owner said

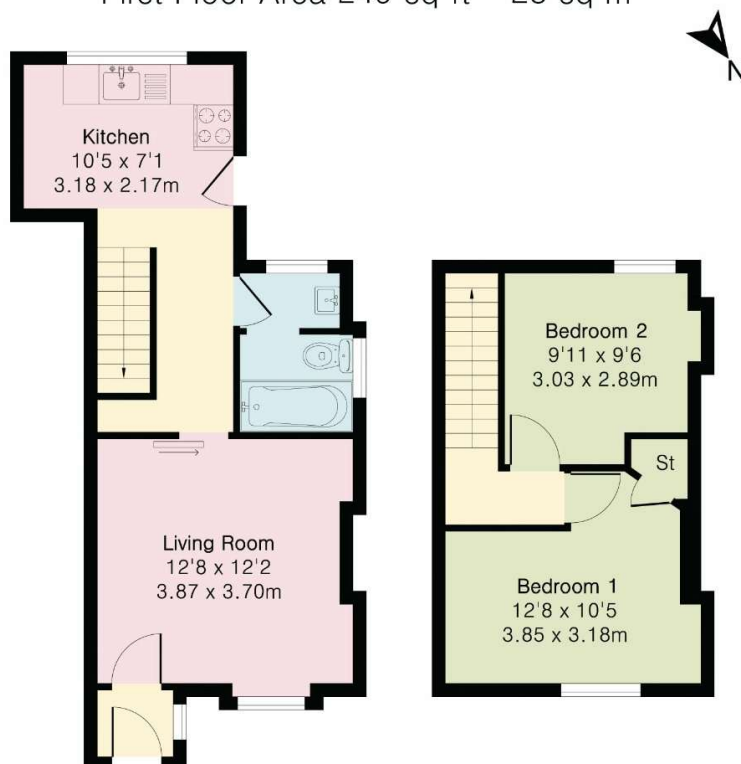
100 Victoria Road is a detached cottage built mainly of Cotswold Stone in 1866. It has been owned by members of my family since 1936. It is in a great location near to both centre of Cirencester and the local Primary School. My parents purchased the house from a niece in 1979 and at that time the house was refurbished and extended. I have fond memories of my parents living there during retirement and always think of them when I visit. The ownership came to me in 1996 and I have enjoyed having a single tenant, who loves the house, for nearly 30 years. My tenant's circumstances have changed and she has resigned her tenancy thus prompting me to put the house on the market. It has a lovely enclosed rear garden currently laid to grass.



Approximate Gross Internal Area 615 sq ft - 57 sq m

Ground Floor Area 366 sq ft – 34 sq m

First Floor Area 249 sq ft – 23 sq m



Ground Floor

First Floor

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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

