

PerryBishop

PROPERTY MADE PERSONAL

Albion Street, Stratton, Cirencester, Gloucestershire, GL7 2HT



- 2 Double Bedrooms
- Characterful Property
- Courtyard Garden
- Within a mile of Cirencester town centre
- EPC D

Albion Street

Stratton

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Arranged over three floors, this light and airy property, is presented in immaculate order throughout, approached into an entrance with space for hanging coats. The dual aspect sitting room has sash double glazed windows and French doors into the garden, a feature fire place and newly installed wood burning stove.

An archway leads into the quarry tiled kitchen, which is fitted with a range of base and wall units and space for appliances and leads through into a dining area with French doors into the garden.

On the first floor is a double bedroom and a newly installed large bathroom with bath and overhead shower. On the second floor is a spacious double bedroom with in built storage and access to the attic.

Outside is a pretty garden which wraps around the side of the house, there is access to the front via a private gate. To the front is a low maintenance garden.

Amenities

Stratton is a much sought after area situated just to the north of Cirencester. It has a village like atmosphere and a real sense of community yet the property is well within a mile and a half's walk from the centre of Cirencester. Stratton offers a well renowned primary school, pubs, hotel and a shop with post office.

Cirencester itself is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.

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

Leave Cirencester town centre by Spitalgate Lane and at the traffic lights and junction turn left onto Abbey Way following into Gloucester Road. Turn right onto the Cheltenham Road then take the next left hand turn onto Albion Street, the house can be found on the left hand side.

What 3 Words

[lifestyle.retain.crystal](https://www.lifestyle.retain.crystal)

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
CIR260113
17th March 2026

We'd love to hear from you
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what the owner said

We love our house because it is super cosy and homely. The sash windows and French doors allow so much light in, which is lovely on a sunny day but equally as nice on a dim day with the log burner in it! Gorgeous to sit in the garden, which is south facing, in the summer. It is just a 20 minute walk into town centre, there is a local shop & post office 30 second walk away which are super handy. We will certainly miss this house a lot, and be very sad to move out when the day comes.



Approximate Gross Internal Area 642 sq ft - 60 sq m

Ground Floor Area 258 sq ft – 24 sq m

First Floor Area 225 sq ft – 21 sq m

Second Floor Area 159 sq ft – 15 sq m



Ground Floor

First Floor

Second 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

