



**Chinon, 40 Victoria Road, Cirencester, Gloucestershire, GL7 1ES**  
**Chain Free £125,000**

Chinon forms part of a distinctive refurbished period building located within a sought after area in the centre of Cirencester town close to a full range of amenities and facilities. There is a selection of apartments which have been fully refurbished in recent years and now offer interesting and individual living space with a selection of period features combined with modern convenience. The apartment boasts a modern contemporary fitted kitchen with a range of built in storage, a white modern contemporary shower room with careful use of ceramic tiling for ease of maintenance, a selection of features including double glazing and period open grate Victorian fireplaces which add to the appeal of this interesting apartment. There is also a laundry room located in the building for the use of residents on a daily basis. Externally the apartment has good allocated off road parking for one vehicle in the carpark located to the rear of the building. Ideal first time buy or investment we recommend early viewing through Cain and Fuller in Cirencester.



**Cirencester**

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon

**Amenities**

Spire View is in a much sought-after location due to its proximity to the town centre which is within walking distance. Most of the town consists of period town houses and cottages. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.'

**Living room 12 x 11'11 (3.66m x 3.63m)**

uPVC double glazed leaded window to front aspect with display sill, feature fireplace with display mantle, TV point, telephone point, recessed lighting, door entry phone, wall mounted Dimplex electric heater.

**Kitchen Area**

Range of eye and base level storage units with roll edge laminated work surfaces, stainless steel single drainer sink unit with mixer tap, fitted two ring electric hob and integral fridge, tiled splashbacks, extractor fan.

**Bedroom 11'2 x 8'8 (3.40m x 2.64m)**

uPVC double glazed leaded window to side aspect with display sill, wall mounted Dimplex electric heater, ornate ceiling rose, folding door to:-

**Shower room**

White suite comprising fully tiled shower cubicle with fitted shower, wall mounted wash hand basin, low flush WC with concealed cistern, wall mounted medicine cabinet with mirrored doors, recessed lighting, tiled splashbacks, ceramic tiled flooring.

**Council Tax**

Band A

**Viewing**

Through Cain and Fuller in Cirencester

**Tenure**

Leasehold - 999 year lease from 2004

**Mobile and broadband**

We recommend purchasers go to Ofcom for details

**Agents Note**

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		63	(55-68) D
(39-54) E	47		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

GROUND FLOOR  
277 sq. ft. (25.8 sq. m.) approx.



TOTAL FLOOR AREA: 277 sq. ft. (25.8 sq. m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with MeasureUp



53 Castle Street • Cirencester • Gloucestershire GL7 1QD

T: 01285 640604

E: [info@cainandfuller.co.uk](mailto:info@cainandfuller.co.uk) • [www.cainandfuller.co.uk](http://www.cainandfuller.co.uk)