

7 Victoria Road, Cirencester, Gloucestershire, GL7 1EN

Offers In The Region Of £895,000

Cain & Fuller

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An opportunity to purchase a refurbished four bedroom period townhouse located in an established position within the very heart of Cirencester close to full range of amenities and facilities and presented in superb condition. The property has been lovingly restored by the present vendors over the recent past and benefits from a balance of modern convenient features aligned with period charm with the recent addition of bespoke shutters to most windows giving both light and privacy. The living space gives large well proportioned rooms with a selection of features and creating a superb family living space. Externally there is parking off-road to the front of the house for two vehicles. A truly outstanding feature of the house is the rear garden measuring approximately 90 ft in length and offering a safe and secure environment for small animals or young children with a sunny secluded aspect. To view this unique property call Cain & Fuller in Cirencester.

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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

Victoria road is in a sought-after location due to its proximity to the town centre which is within walking distance as well as a range of primary and secondary schools to cater for the whole family. 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.'

Description

The accommodation is laid out over three floors, the ground floor benefiting from large period hallway with fracture mosaic floor and original architraving, three large reception rooms the principal two with period fireplaces and the third family/study benefiting from opening bi folding doors onto the rear garden. There is a large and comprehensively fitted kitchen/diner with extensive selection of storage and selection of built in appliances with ample space for large dining table. There is also a useful cloak/shower room at the level. To the first and second floor accommodation there is a selection of four double bedrooms and two family shower rooms all presented in excellent condition with pleasant aspects to front and rear. The accommodation is warmed throughout by an efficient gas fired central heating system and the living space is presented in superb condition by the present vendor

Outside

To the front of the house there is a low maintenance area laid to off road parking, side gated access to the rear garden.

The rear garden is an outstanding feature of the house measuring approx 90 ft in length and being mainly laid to lawn with a selection of established low maintenance flower borders and established patio/seating areas. The garden enjoys a sunny aspect and is totally secure creating an ideal environment for small animals or young children.

Parking

There is the ability to park two vehicles off road at the front of the house

Broadband and mobile

We recommend purchasers go to Ofcom for details on broadband and mobile reception

Council tax

Band E

Tenure

FREEHOLD

EPC

D rating

Viewing

Through the vendors sole agent

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.

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Approximate Gross Internal Area
2294 sq ft - 213 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

