



**19 Victoria Road, Cirencester, Gloucestershire, GL7 1EN**  
**Asking Price £360,000**

**Cain & Fuller**

An individual semi detached two bedroom town house located in a central and convenient position within Cirencester town with the added bonus of off road parking for two vehicles and an enclosed and secluded rear garden. The accommodation has been improved in recent years to now present a flexible and individual town house with a selection of character features combined with modern convenience. Externally an outstanding feature to the front of the house is off road parking for two vehicles, so difficult to find in the very heart of Cirencester town. Another pleasing aspect of the property is the detached garden studio which provides an ideal at home working space which is sought out by many applicants in the current market with the drive to hybrid working. We urge early viewing of this unique home through 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

19 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

In recent years the house has been improved the property, entrance door leads to hallway with stairs to the first floor and

door to on the ground floor a modern fitted kitchen/diner with range of individual stainless steel units complemented by dual fuel range and selection of storage, feature tiled floor and large double glazed bay window to the front aspect looking onto Victoria Road and the off road parking for two cars. Rear hall leads to a downstairs cloak/shower room and outside door to the covered side access to garden and a useful Utility room. The first floor benefits from a well proportioned lounge with stripped wood floor, three windows to the front and side aspect making this a light and attractive room. Landing gives access to a contemporary family shower room. Stairs from the landing lead to the top level of the house which benefits from two large double bedrooms the master of which has a large amount of built-in storage. The large landing area also provides an additional study/working area for the current vendors. Throughout the property there is a good selection of built in storage, and character features, the whole is warmed by a gas fired central heating system complemented by Upvc double glazed windows.

## Outside

Front garden is laid to hard standing with parking for two vehicles with a side door leading to side passage with access to the side of the house, utility room and rear garden.

The rear garden is very secure and secluded with a selection of patio and lawned areas creating a great environment for small animals or young children. Contained within the garden is a large home office with power and light measuring 2.9m x 2.2m used on a daily basis by the present vendor. There is an additional large detached workshop/storage shed.

## Off Road Parking

## Utility Room

This room is located to the rear of the house with outside access of the side passage, it provides plumbing and space for automatic washing machine and dryer.

## Home Office/Studio

Contained within the garden is a large home office with power and light measuring 2.9m x 2.2m used on a daily basis by the present vendor.

## EPC

D rating

## Council Tax

Band C

## Mobile and Broadband

Please go to Ofcom for information about broadband and mobile speed within this area

## Tenure

The property is freehold, we would also point out to purchasers a flying freehold section of the house to the rear. The second floor of this property has a flying freehold over the neighbouring property this is fully documented with the second floor accommodation being over 19a Victoria Road.

## Viewing

Through Cain and Fuller the vendors sole agent in Cirencester

## 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.

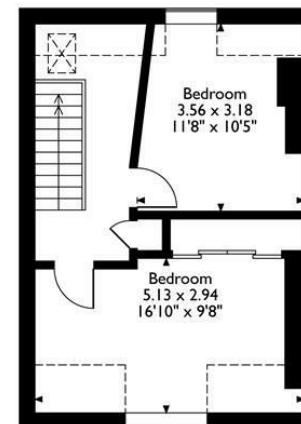
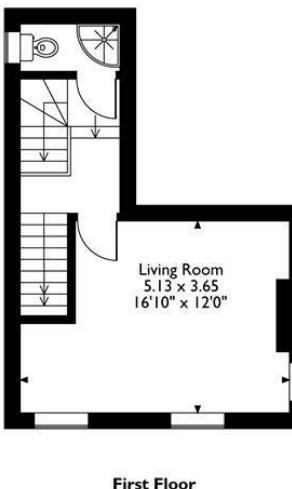
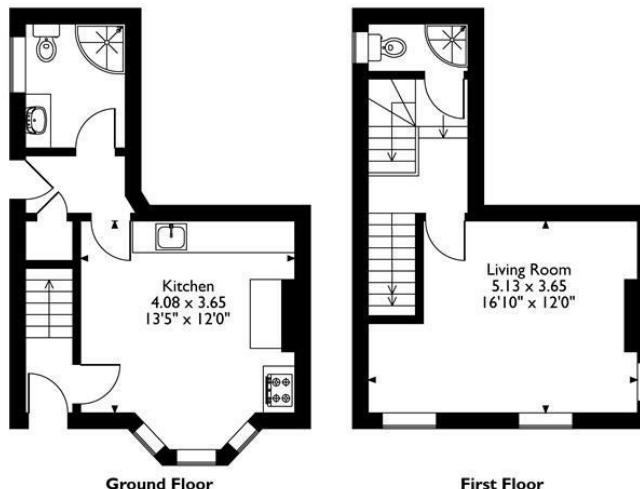
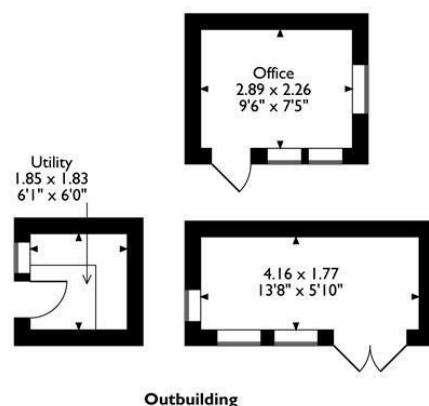
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.





19, Victoria Road, Cirencester, Gloucestershire

Approximate Gross Internal Area  
Main House = 91 Sq M/980 Sq Ft  
Outbuildings = 17 Sq M/182 Sq Ft  
Total = 108 Sq M/1162 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

