

Apartment (EPC Rating: D)

**4 FRAZER HOUSE, VICTORIA ROAD,
CIRENCESTER, GL7 1ES**
Offers In The Region Of

£160,000

CANNON ESTATES
SALES & LETTINGS



1 Bedroom Apartment located in Cirencester

Nestled on Victoria Road in the charming town of Cirencester, this delightful apartment offers a perfect blend of comfort and convenience. Just a short stroll from the vibrant town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities, making it an ideal location for both first-time buyers and investors alike. Being offered to the market with no onward chain!

The apartment features a well-designed open plan kitchen and living room, creating a spacious and inviting atmosphere for relaxation and entertaining. With one generously sized bedroom and a modern bathroom, this property is perfectly suited for individuals or couples seeking a cosy home.

One of the standout features of this apartment is the allocated parking space, a rare find in such a central location. Additionally, the property boasts a potential rental yield of 6.7%, making it an attractive option for those looking to invest in the thriving Cirencester rental market.

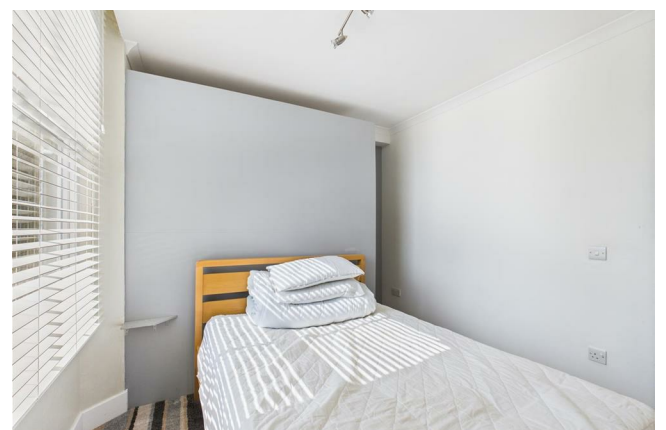
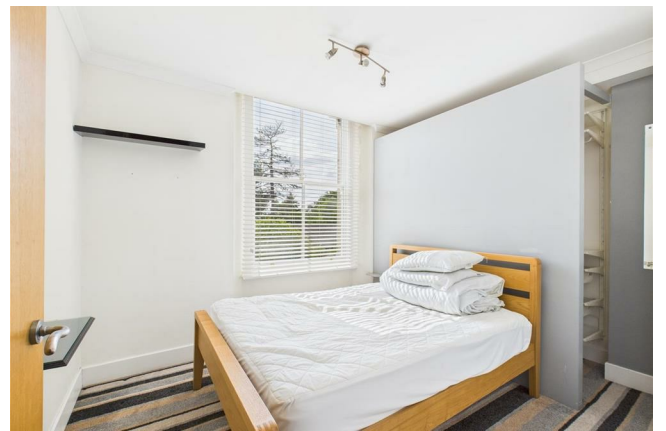
With no onward chain, this apartment is ready for immediate occupancy, allowing you to settle in without delay. Whether you are looking to make this your new home or seeking a lucrative investment opportunity, this property on Victoria Road is not to be missed. Embrace the charm of Cirencester and arrange a viewing today to discover all that this lovely apartment has to offer.

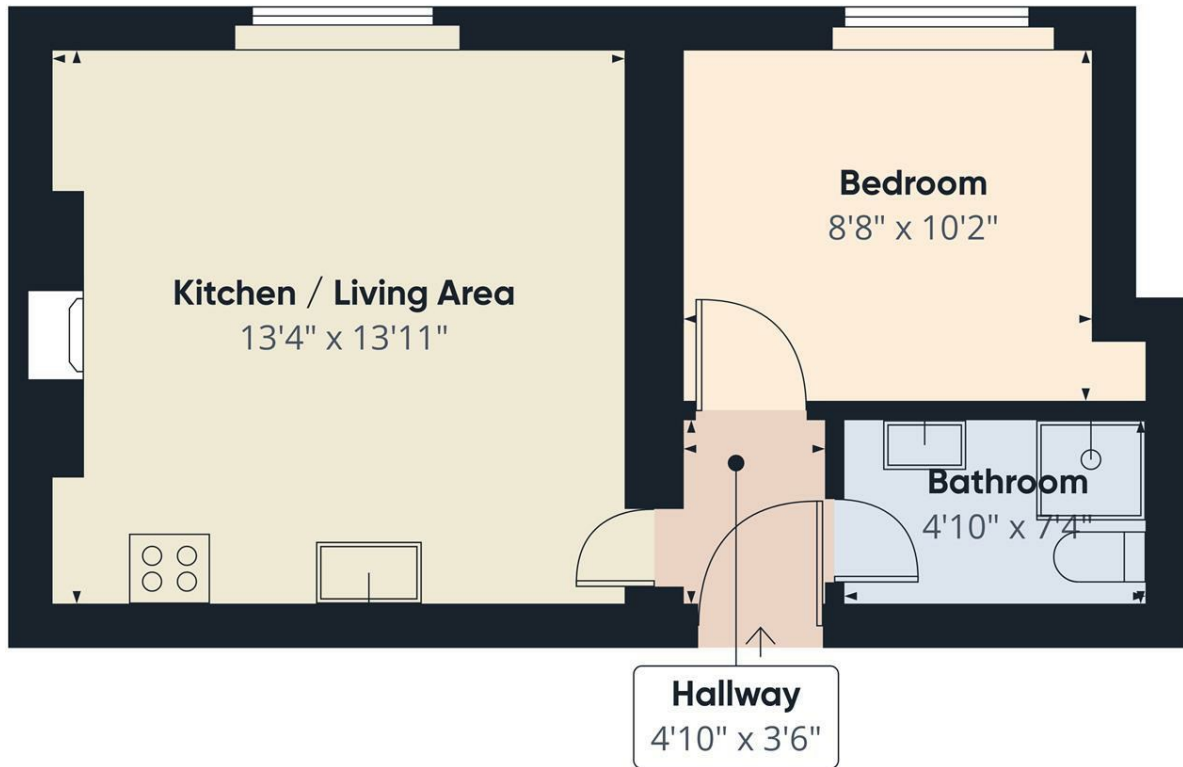
Located in the centre of the town with superb views over St Michael's Park and the roof tops of Cirencester we are pleased to bring to market this immaculate and high quality one bedroom first floor apartment within this prestigious period building. The property benefits from an open plan living room, a fitted contemporary kitchen area which has a full range of built in appliances, double bedroom with an extensive walk-in storage cupboard with hanging rail and built-in shelving, and a modern shower room all presented in excellent condition. Externally, the property enjoys the benefit of allocated parking. Available Early April. EPC rating D.

RENT AND DEPOSIT

Rents are payable one month in advance and the Deposit required is 5 x the weekly rent figure. All rents are exclusive of council tax and utility bills. The rent and Deposit is payable on or before the day that the tenancy commences by electronic transfer.

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Approximate total area⁽¹⁾
332 ft²

(1) Excluding balconies and terraces

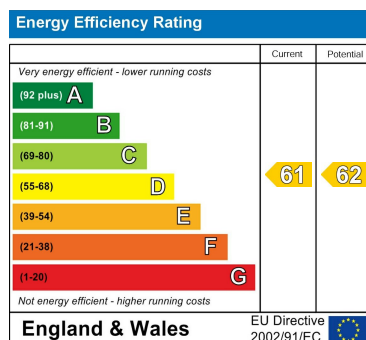
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax Band

A

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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