



Apartment

# 4 FRAZER HOUSE, VICTORIA ROAD, CIRENCESTER, GL7 1ES

Offers Around

£140,000

## FEATURES

- Close To All Local Amenities
- Built In Storage
- Modern Kitchen with Appliances
- Allocated Parking
- One Double Bedroom
- Open Plan Living
- Immaculate Condition
- Newly Installed Windows



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# I Bedroom Apartment located in Cirencester

Modern One-Bedroom Apartment with Parking – No Onward Chain – Frazer House, Cirencester

Situated just a short 5–10 minute walk from Cirencester's historic town centre, this well-presented one-bedroom apartment offers convenient, low-maintenance living in a sought-after location.

Offered with no onward chain, the property is ideal for first-time buyers, investors, or those looking for a secure pied-à-terre in the heart of the Cotswolds.

Set within Frazer House, the apartment features a bright and airy open-plan living space, perfect for modern lifestyles. The generous double bedroom has far reaching views over Cirencester, while the contemporary bathroom is fitted with stylish, neutral finishes.

The apartment also benefits from recently installed new windows, improving both energy efficiency and sound insulation. With an EPC rating of C, the property offers economical running costs.

Externally, there is allocated parking, a rare and valuable asset so close to the town centre.

This is a fantastic opportunity to purchase a smart and comfortable home in a desirable location, within easy reach of Cirencester's shops, cafés, restaurants, and

local amenities. The property boasts a potential rental yield of circa.7.7%, making it an attractive option for those looking to invest in the thriving Cirencester rental market.





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<https://www.cannon-estates.co.uk/>

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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