



49a Victoria Road, Cirencester, GL7 1ES
Chain Free £635,000

Cain & Fuller

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A unique opportunity to purchase a recently refurbished detached town house located in one of the most sought after locations in the very heart of Cirencester town close to a full range of amenities and facilities including a selection of local schools and parks all within level walking distance of this attractive home. The accommodation offers occupants a great deal of flexibility with living space set out over three stories and pleasant views to both front and rear of the town. To the front of the house there is bloc-paved parking for two vehicles and a wide pathway leading to the entrance door, storage enclosure to side and an integral single garage, high desirable in the centre of town. In recent months the vendor has carried out a program of renovation of the accommodation including contemporary high specification kitchen/dining/family room with access to a family room leading to the large rear garden, new modern family bathroom and separate additional shower room, full re plastering and redecoration in a modern contemporary style with the addition of new floor coverings through the property. Redecoration to include new architraves, skirtings and doors throughout the house and re-wiring with a selection of low voltage recessed ceiling lighting to most living areas. The vendors have now presented an interesting stylish contemporary family home. The rear garden is an outstanding feature of the house, access from the property is from the garden room onto a large and established entertainment deck with steps down to a pathway leading to a large lawn and selection of well stocked flower borders. To the rear of the garden there is a selection of small outbuildings for storage and a useful pedestrian gated access. We are able to bring this unique property to the market in a no-chain position call the vendors sole agent Cain & Fuller for a viewing.

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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 much sought-after location due to its proximity to the town centre which is within walking distance. 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.'

Outside

To the front of the house there is bloc-paved parking for two vehicles and a wide pathway leading to the entrance door, storage enclosure to side. The rear garden is an outstanding feature of the house, access from the property is from the garden room onto a large and established entertainment deck with steps down to a pathway leading to a large lawn and selection of well stocked flower borders. To the rear of the garden there is a selection of small outbuildings for storage and a useful pedestrian gated access.

Parking

There is off road parking for two vehicles to the front of the property.

Tenure

Freehold

Viewing

Through the vendors sole agent Cain & Fuller in Cirencester

Council Tax

Band E

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.

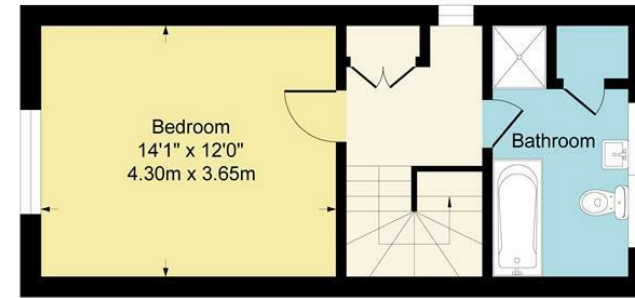
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of

identification documents no later than where a purchaser's offer is informally accepted by the seller

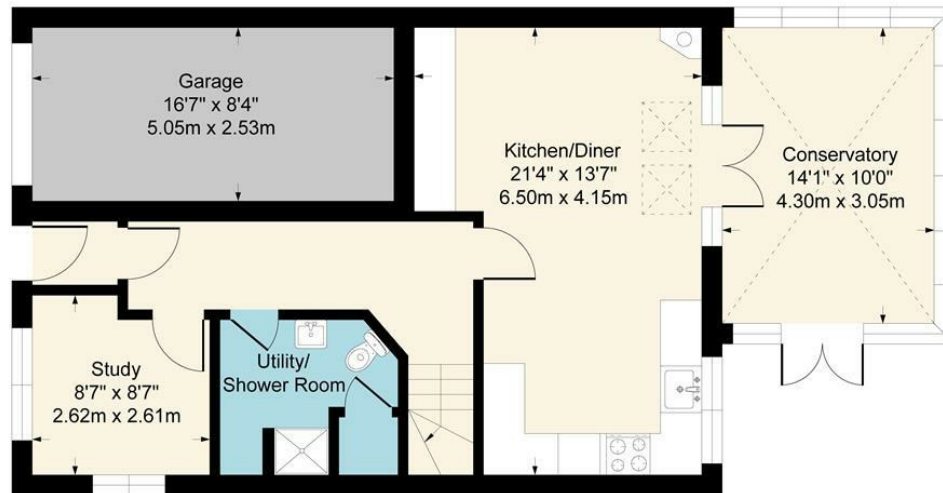




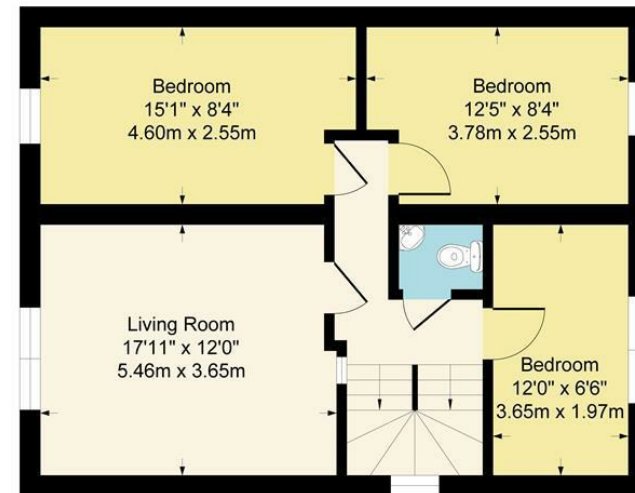
Approximate Gross Internal Area = 1593 sq ft - 148 sq m
Garage Area = 140 sq ft - 13 sq m
Total Area = 1733 sq ft - 161 sq m



Second Floor



Ground Floor



First Floor

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.