Cain & Fuller

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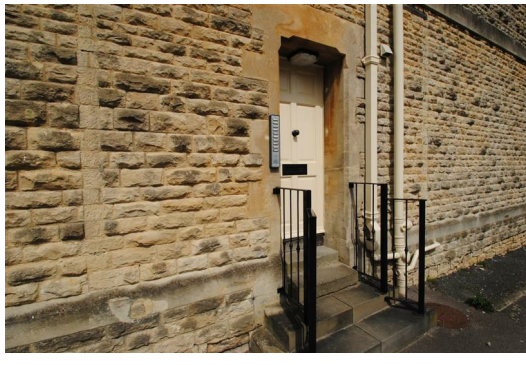
Flat 6, Frazers House, 97 Victoria Road, Cirencester, Gloucestershire, GL7 1ES

Chain Free £135,000

A well presented and appealing one bedroom apartment located within this prestigious period building located in a convenient position within the town of Cirencester. The property benefits from an open plan living room with a modern fitted kitchen area which has a range of built in appliances, a bedroom and a well appointed shower room all presented in good condition. Externally, the property enjoys the benefit of allocated parking to the side of the building near the main entrance door with door intercom to each apartment. Frazer House is well positioned within walking distance of the main Town and opposite a fabulous enclosed park with Tennis Courts, Golf and selection of facilities. To view this property call Cain and Fuller in Cirencester







Communal Entrance
Main entrance door to building with Door intercom for each apartment

Hall
Entrance door to apartment, meters cupboard, fuse box, telephone for security door intercom, cloaks hanging space, door to:

Lounge
Large period sash window to rear aspect, TV point, range of power points, night storage heater.

Kitchen Area
Range of eye and base level storage units with rolled edge laminated work surfaces, feature under cabinet lighting, range of built in appliances including low level oven, four ring ceramic hob with extractor fan above, stainless steel finish to both bonnet and oven, sink unit with mixer tap attachment, low maintenance flooring in kitchen area, integral fridge, integral washing machine, a well fitted range of storage.

Bedroom
Large period sash window to rear aspect, range of power points, TV point, wall mounted panel thermostatic heater.

Shower Room
Modern contemporary style suite with corner shower, glazed doors, fitted Mira shower, low flush WC, pedestal wash hand basin, extractor fan, ladder radiator, electric shaver point.

Outside and Parking
Externally there are a selection of communal gardens to the front and side of the property and there is allocated parking for each Apartment within the building.

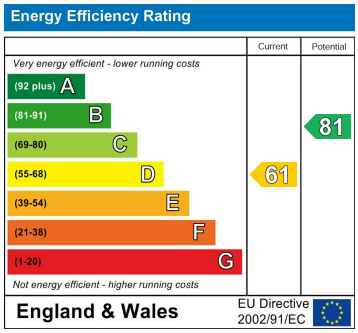
Victoria road gives easy access to Cirencester town and also St Michaels park which is located opposite Frazer's House

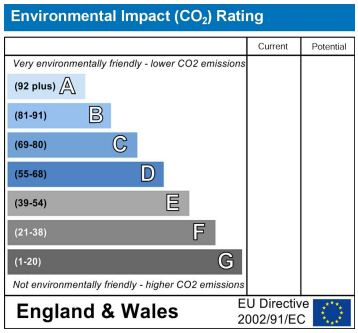
Mobile and Broadband
We recommend purchasers go to Ofcom for full details

Viewing
Through CAIN & FULLER ESTATE AGENTS

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.

Appliances not tested











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