

Hampton, 40 Victoria Road, Cirencester, Gloucestershire, GL7 1ES

Chain Free £110,000

Cain & Fuller

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Hampton forms part of a distinctive refurbished period building located within a sought after area in the centre of Cirencester town close to a full range of amenities and facilities. There is a selection of apartments which have been fully refurbished in recent years and now offer interesting and individual living space with a selection of period features combined with modern convenience. The apartment boasts a modern contemporary fitted kitchen with a range of built in storage and appliances, a white modern contemporary shower room with careful use of ceramic tiling for ease of maintenance, a selection of features including double glazing and period open grate Victorian fireplace which add to the appeal of this interesting apartment. There is also a laundry room located in the building for the use of residents on a daily basis. Externally the apartment has good allocated off road parking for one vehicle in the carpark located to the rear of the building. Ideal first time buy or investment we recommend early viewing through Cain and 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

Victoria Road is in a much sought-after location due to its proximity to the town centre which is within walking distance. Most of the town consists of period town houses and cottages. 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.'

Entrance

Communal entrance door with security door intercom to each apartment, entrance door leads to an attractive communal entrance hall with flag stone floor and access to the apartments.

Living Room

uPVC double glazed leaded window to front aspect with display sill, feature fireplace with display mantle, TV point, telephone point, recessed lighting, door entry phone, wall mounted Dimplex electric heater.

Kitchen Area

Range of eye and base level storage units with roll edge laminated work surfaces, stainless steel single drainer sink unit with mixer tap, fitted low level oven with ceramic hob above, base level space for fridge, tiled splashbacks, extractor fan. (residents have use of a wash room which is located in the building for their use)

Bedroom

uPVC double glazed leaded window to side aspect with display sill, wall mounted Dimplex electric heater, ornate ceiling rose, folding door to:-

Shower room

White suite comprising fully tiled shower cubicle with fitted shower, wall mounted wash hand basin, low flush WC with concealed cistern, wall mounted medicine cabinet with mirrored doors, recessed lighting, tiled splashbacks, ceramic tiled flooring.

Parking

There is allocated parking for one car in the residents car park to the rear of the building.

Viewing

Through the vendors sole agents Cain and Fuller in Cirencester

Mobile and Broadband

We recommend purchasers go to Ofcom for further details.

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.

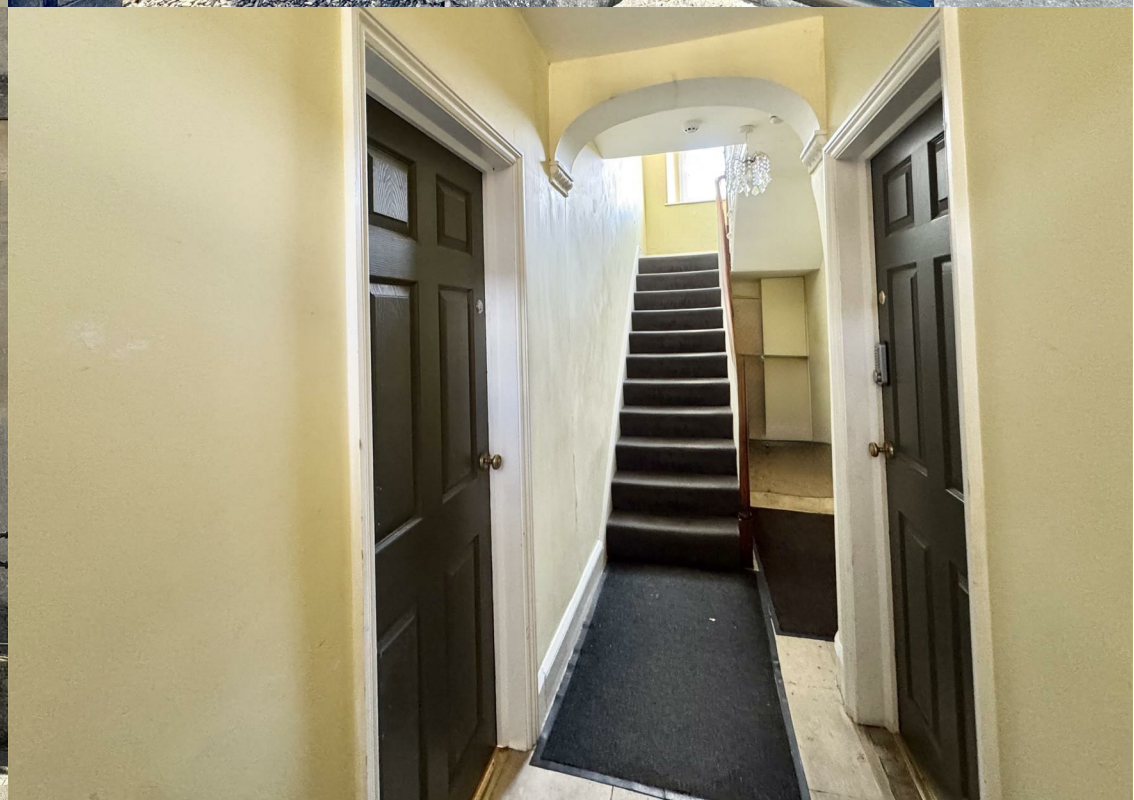
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller

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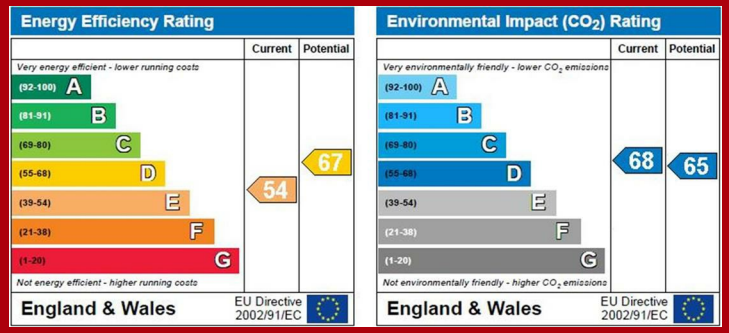











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
54
67
England & Wales
EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
68
65
England & Wales
EU Directive 2002/91/EC