



32 Queen Street, Cirencester, GL7 1HB
Chain Free £297,000

Cain & Fuller

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Cain & Fuller

32 Queen Street provides a superb opportunity to purchase an extended three bedroom Victorian town house located in a sought after position within the heart of Cirencester town close to a full range of amenities and facilities including primary schools, parks and a nature reserve. The property offers flexible and well proportioned living space with a selection of period features. The accommodation requires a degree of updating and offers purchasers a wonderful opportunity. Many people within the area have converted their loft space to provide an additional bedroom (subject to planning approval), if this done to number 32 it would provide a fourth bedroom and make a highly desirable family home. Externally the rear garden benefits from a southerly facing orientation and a good degree of seclusion being fully enclosed and providing a safe and secure environment for small animals and young children. Parking in Queen Street is on street with an additional car park provided for residents at the top of the cul de sac. We are able to bring the house to the market in a chain free position and would urge early viewing through Cain & Fuller in Cirencester.

Chain Free £297,000



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

Queen Street is 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

Externally the rear garden benefits from a southerly facing orientation and a good degree of seclusion being fully enclosed and providing a safe and secure environment for young children. Parking in Queen Street is on street with an additional car park provided for residents at the top of the cul de sac.

Viewing

Through Cain and Fuller in Cirencester

Broadband and mobile

We recommend purchasers go to Ofcom for details

Council tax

Band C

Parking in Queen Street

Parking is unrestricted in Queen Street and there is a car park for residents at the end

EPC

To Follow

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.

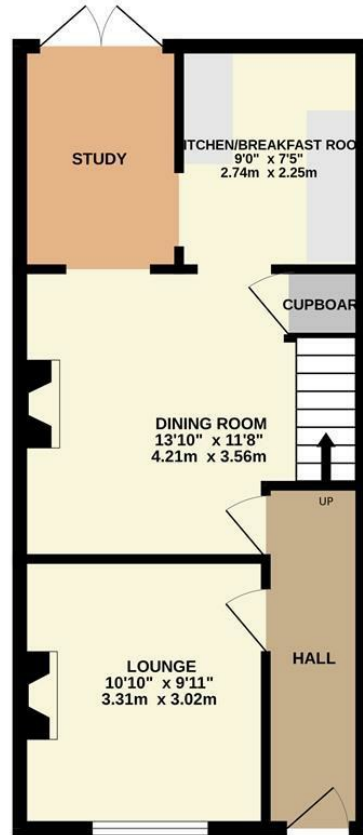
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.





GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		