



Victoria Road, Cirencester, Gloucestershire.

Offers in Excess of £400,000



107 Victoria Road, Cirencester, Gloucestershire.

Directions

Please use the postcode GL7 1HA or call the office at any time for detailed directions from your location.

Summary

A handsome three bedroom period home on one of Cirencester's most popular residential streets, set close to the town centre and offering generous accommodation over three floors. With two reception rooms, a kitchen, family bathroom, top floor principal bedroom with en-suite, front walled garden and rear garden access, this is a characterful home with plenty of space and scope to make your own.

Step inside

The property is entered through a characterful entrance hall, with stairs rising to the first floor and access through to the main living spaces.

To the front is a well-proportioned living room, with a feature fireplace and a large window looking towards the front garden. Beyond this, the dining room offers another generous reception space, with stripped wooden flooring, built-in storage, shelving and a further feature fireplace. The two rooms work well together, giving the house a practical and flexible layout for day-to-day living, entertaining or family life.

To the rear, the kitchen is fitted with a range of storage, worktop space and room for appliances, with a door leading out towards the rear garden.

On the first floor, there are two good bedrooms and a spacious family bathroom. The bathroom is a real feature of the home, with a freestanding roll-top bath, separate shower cubicle, WC and wash hand basin.

The principal bedroom occupies the top floor, creating a private and characterful space with built-in storage and its own en-suite shower room, complete with feature fireplace!

The property has been repainted and recarpeted throughout, giving a fresh and clean starting point while still leaving plenty of opportunity for the next owner to add their own style over time.

Step outside

To the front, the house is set back behind a walled garden, adding kerb appeal and a welcome sense of separation from the street.

To the rear, the garden is enclosed and offers a mix of patio, planting and useful outside space, with gated rear access. It is a manageable town garden with scope for improvement, whether kept simple or reworked into a more designed outdoor space.

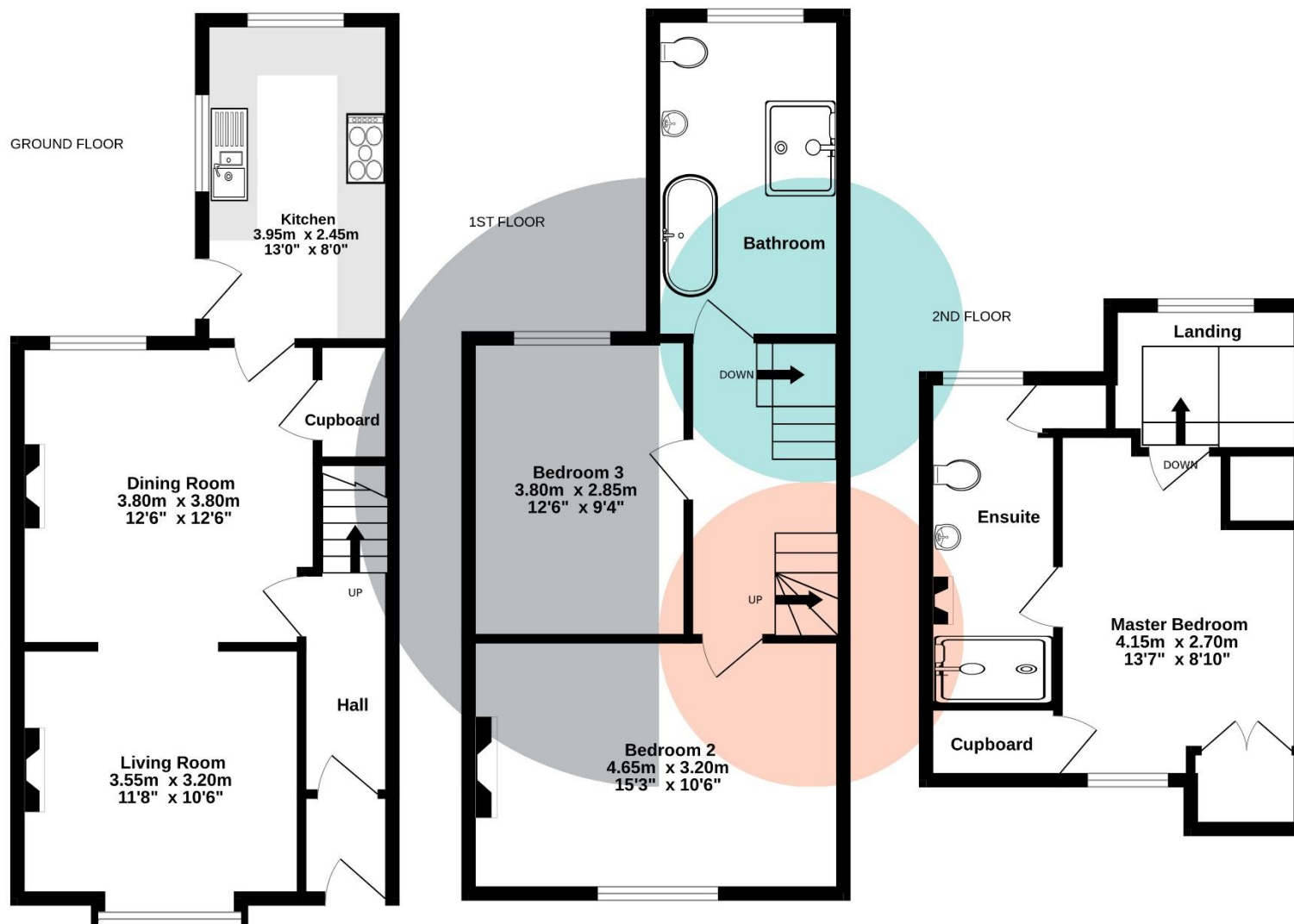
Area insight

Victoria Road is one of Cirencester's most popular residential streets, loved for its period homes, attractive setting and excellent access to the town centre. From here, Cirencester's Market Place, independent shops, cafes, restaurants, schools and everyday amenities are all within easy reach, making it a brilliant location for anyone wanting town living without sacrificing the charm of a traditional home.

Cirencester also offers excellent access to the wider Cotswolds, with nearby road links to Cheltenham, Swindon, Gloucester and the surrounding villages.

Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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