

**Victoria Road,**  
Cirencester, Gloucestershire, GL7 1ES



Large detached 1920's town centre property | Seven bedrooms and seven bathrooms  
Successful bed and breakfast | Residential potential (subject to planning)  
One bedroom detached annexe and large garage | EPC C | Part exchange locally considered

**£850,000**

# Victoria Road, Cirencester, Gloucestershire, GL7 1ES

 7 Bedrooms

 7 Bathrooms

 3 Receptions

A very large and spacious detached property, built in the early 1920s with a large two storey substantial extension and a independent annexe/bungalow.

Attractively situated in the town centre and convenient for most local facilities and within walking distant to the excellent St Michael's Park. The property is currently trading as a successful Bed and Breakfast business and holiday let and, this of course can be continued, but quite easily with small alterations (subject to a change of use application), this could create a very comfortable and well-designed family home.

The house is approached into a welcoming and impressive reception hall. There are two separate reception rooms one of which is dual aspect. There is a very large dining room which has a UPVC double-glazed spacious conservatory behind and a well-fitted kitchen has a large adjacent utility room. This area could easily be opened to provide a large super-sized kitchen with a separate utility room(subject to inspection). There is also a boiler room and three ground

floor en-suite bedrooms.

At first floor level the master bedroom has a dressing room and en-suite shower room. There are three further large double bedrooms, all currently providing en-suites.

Outside the property has extensive off-road parking for a large number of vehicles and a turning area; this leads to a detached garage block that has a large garage and steps to a useful studio or office room with toilet and there is an adjacent bungalow annexe which is a very impressive area, providing a sitting room, double bedroom, well fitted kitchen and shower room.

We also noted there is considerable potential to create a large private garden. The house/Bed and Breakfast is also compliant to current fire alarm systems with a full system and fire doors. The business is highly rated with online review sites and has a strong local reputation.



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## Amenities

The market town of Cirencester dates back to Roman times and is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

## Directions

From our office in Cirencester turn left and then go straight across into the Market Place follow into Dyer Street down to the traffic lights and turn right into Victoria Road. The Old Bungalow will be found on the left hand side towards the end of the road.

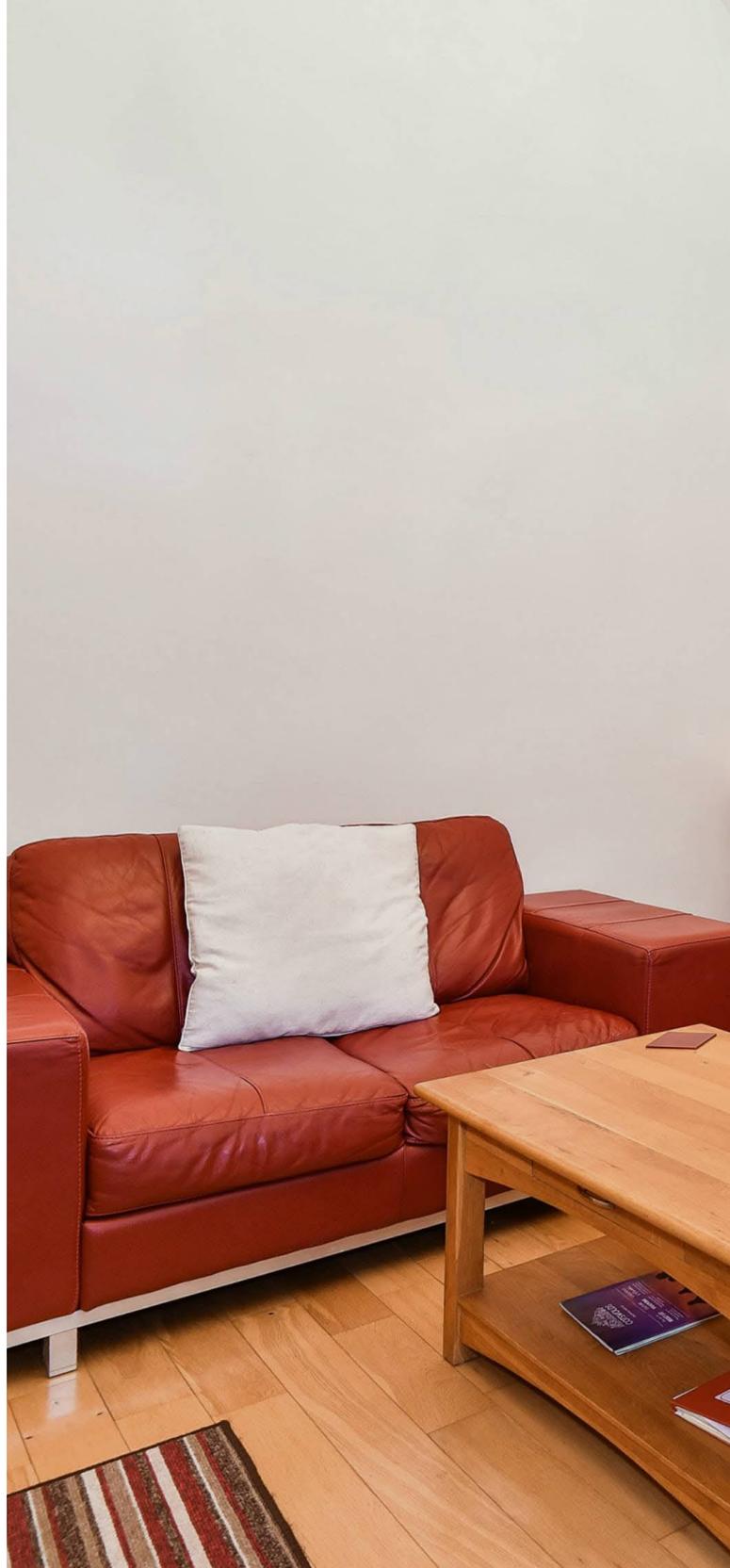
## Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

## Local Authority

Cotswold District Council

Ref: CIR3997/MM/71022131

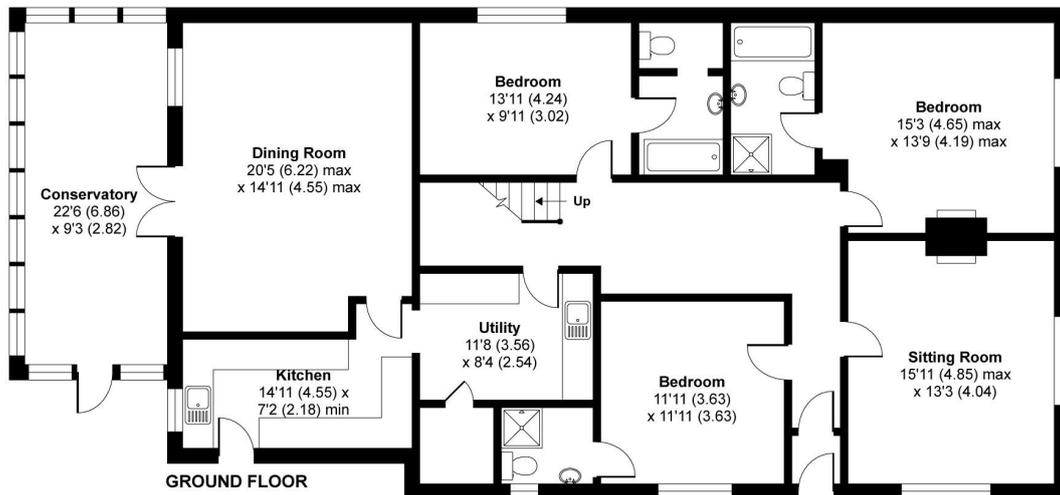
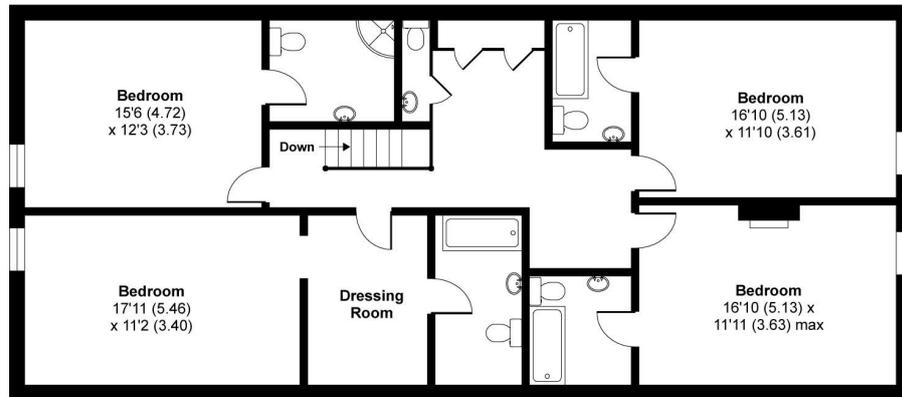
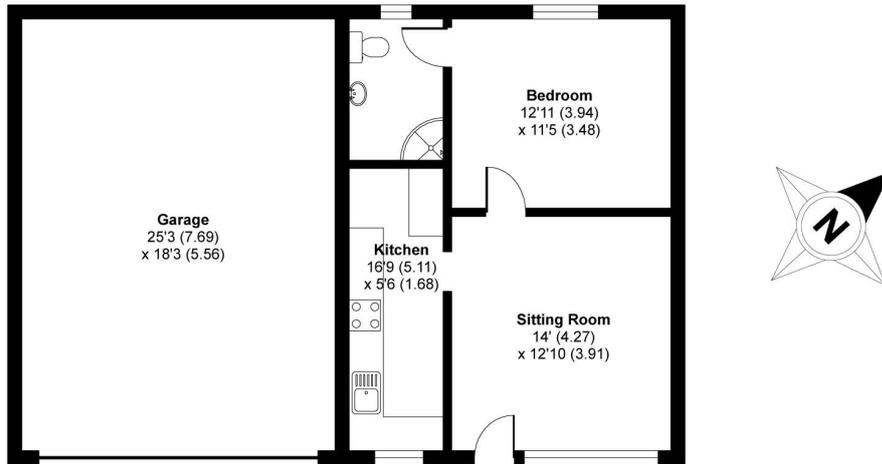






# Victoria Road, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 4262 SQ FT 395.9 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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