

14  
GLOUCESTER ROAD



WHITAKER  
SEAGER





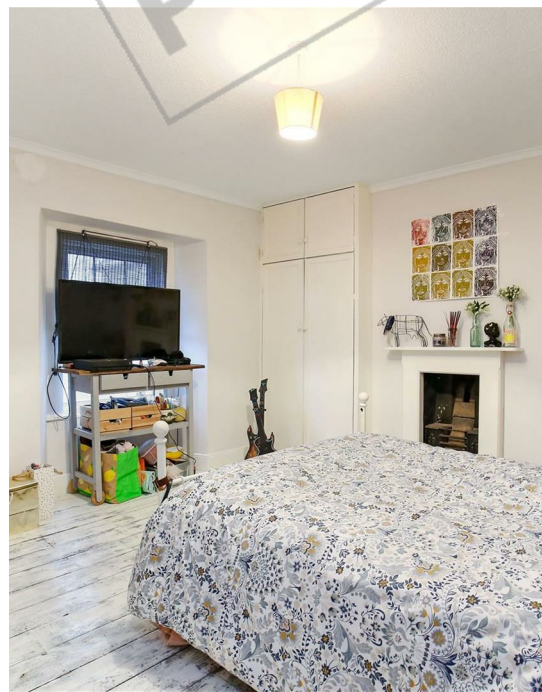
## 14, GLOUCESTER ROAD, CIRENCESTER, GL7 2JU

A HANDSOME THREE BEDROOM PERIOD  
TOWN HOUSE LOCATED LESS THAN A MILE  
FROM CIRENCESTER MARKET PLACE,

### *The property*

Located on the edge of Stratton, lies this period town house with accommodation found across three floors in addition to a cellar. Even though this mid-terraced residence is in need of some refurbishment it displays character features such as ornate fireplaces, wooden floors and well-proportioned rooms including high ceilings and large windows. The front door opens directly into the sitting room where an attractive fireplace with wood surround is the main focal point. The wooden floor continues from the sitting room into the open plan dining room. Here there are cupboards either side of the blocked fireplace and a charming wood panelled wall. Doors from both reception rooms open into a small inner hall where the staircase is found. Access to the cellar and the

kitchen also open out from the dining room. The 13 ft x 10ft fitted kitchen is adequate but for some their preference might be to upgrade it; it does benefit from both a window and door overlooking onto the enclosed courtyard. On the first floor there is a good size bathroom measuring over 10ft x 8ft, it houses a bath, separate shower cubicle, two pedestal hand basins and a low level WC. The main double bedroom with it's fitted wardrobe is also found on this level and enjoys a pleasant outlook over the tree lined Gloucester Road towards the open countryside. Two further bedrooms are located on the top floor, one being a double room, also facing the front aspect and the other being a single bedroom which could be utilised as a home office if required.







**Guide price**  
**£345,000**

- *Sitting Room*
- *Dining Room*
- *Kitchen*
- *Cellar*
- *Three bedrooms*
- *Bathroom*
- *Courtyard garden*
- *On street parking*
- *No onward chain*

**WITHIN EASY REACH...**

*Cheltenham 15 miles*  
*Kemble station 6.8 miles*  
*Gloucester 17 miles*  
*Swindon 18 miles*

## *Outside*

The front boundary is easily denoted by attractive railings and a pedestrian gate opening onto a path leading up to the front door, passing a small courtyard area. At the rear there is a very useful pedestrian access to the rear courtyard. This red brick walled area requires some TLC but is a blank canvas for someone wishing to create a more appealing area for alfresco entertaining. Even though there is no private parking, it can be found in and round the house on a first come and first served basis. Opposite the house there is a cycle path and footpath leading either out of town to the countryside or into town. Dog walking is located off this path down a public footpath out onto open fields which link into Cirencester Park.

## *Situation*

Located on the edge of the sought after area of Stratton which is positioned on the outskirts of Cirencester, just 0.8 miles from the historic market place with its abundance of amenities. Whilst enjoying such convenience, the house similarly boasts an array of country-side walks with the picturesque neighbouring Cirencester Park and the water meadow being obvious choices. Stratton itself enjoys a village shop/post office just 160 metres away, two local primary schools, Stratton C of E and Powells C of E, and there are two public houses and a hotel. Regular Stagecoach buses run throughout the day between Cirencester and Cheltenham. Kemble Railway Station offers a direct line to London Paddington.




## Gloucester Road

Approximate Gross Internal Area = 104.3 sq m / 1123 sq ft  
 Cellar = 15.5 sq m / 167 sq ft  
 Total = 119.8 sq m / 1290 sq ft  
 (Excluding Void)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID709984)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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 PrimeLocation.com  Zoopla  rightmove

## Useful Information

**Tenure:** Freehold

**Postcode:** GL7 2JU

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Cotswold District. Council Tax Band D and EPC rating E

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

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