

2 Victoria Mews, Victoria Road, Cirencester, Gloucestershire, GL7 1EU

Guide Price: £300,000



- Mews Cottage
- Two Bedrooms
- Parking
- Kitchen Diner
- Modern Throughout
- No Onward Chain.

A beautifully restored mews cottage offering versatile accommodation over two floors. Two bedrooms, high-quality interiors and allocated parking complete this unique home. Offered with no onward chain.

This charming mews cottage has been thoughtfully restored by the former owner, combining period character with a high-quality contemporary finish. The property is arranged over two floors and includes features such as heritage aluminium double-glazed windows set within natural stone sills. Wooden flooring runs throughout the ground floor, enhancing the sense of flow from the entrance hall into the kitchen/dining room, WC and living room. High ceilings add to the overall feeling of space.

The kitchen/dining room is fitted with a range of wall and base units, integrated appliances and space for a fridge/freezer, with ample room for a dining table. The living room enjoys a dual aspect and an interesting, irregular layout that allows for versatility in its use. A cloakroom, understairs cupboard and slim storage cupboard complete the ground floor accommodation.

To the first floor are two well-proportioned bedrooms. The principal bedroom mirrors the shape of the living room below, again offering a unique layout, dual aspect windows and flexibility for furnishing. The family bathroom is finished to a high standard, with a shower over the bath.

Externally, the property benefits from on-street parking available to the front.

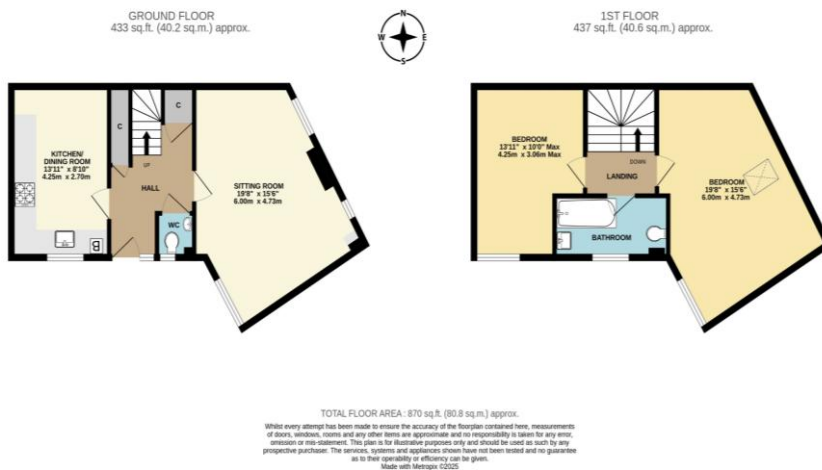
Council Tax Band 'C' 2025/26 charges £2,145.16

EPC: D (63)

Local Authority: Cotswold District Council 01285 623000

Tenure: The property is offered freehold with vacant possession upon completion.

Broadband & Mobile signal checker via: www.ofcom.org.uk



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		