

## **6 Vaisey Road, Stratton, Cirencester, Gloucestershire, GL7 2JQ**

Guide Price: £375,000



- No Onward Chain
- Semi Detached
- Single Garage
- Two Bedrooms
- Two Bathrooms
- Newly Fitted Shower Room

Offered with no onward chain, this semi-detached home in Cirencester requires modernisation and offers excellent potential to personalise, extend and enhance within a sought-after residential area. Extending to approx. 1,016 sq.ft, the property features versatile accommodation, mature gardens, parking and single garage.

Offered to the market with no onward chain, Vaisey Road presents an excellent opportunity to acquire a semi-detached home occupying a pleasant position within this established residential area of Cirencester. Requiring a degree of modernisation throughout, the property offers buyers the chance to create and personalise a home to their own tastes and requirements whilst benefiting from generous accommodation, mature gardens and further potential for enhancement.

The accommodation is arranged over two floors and extends to approximately 1,016 sq.ft, excluding the garage. The property is entered via a welcoming entrance hall which leads through to a spacious reception room enjoying views over the front garden and providing an excellent principal living space.

Positioned to the rear is a separate dining room with direct access through to the conservatory, creating a pleasant additional reception area overlooking the garden. The kitchen is fitted with a range of units and enjoys access to the side of the property, presenting excellent scope for future updating and redesign.

A notable feature of the ground floor is the versatile double bedroom, offering flexibility as a guest room, study or additional reception room depending on individual requirements. Adjacent is a recently updated shower room, providing useful ground-floor facilities.

To the first floor is a generous principal bedroom together with a family bathroom and a substantial eaves storage area. Subject to any necessary consents, the extensive eaves space offers exciting potential for conversion and further enhancement, creating additional accommodation should a purchaser wish to maximise the property's potential.

Externally, the property is approached via a charming front garden, thoughtfully planted with a variety of mature shrubs and established planting, creating an attractive approach to the front entrance. A driveway provides off-road parking and leads to the detached single garage, offering useful storage and workshop potential.

The rear garden is predominantly laid to lawn and enjoys a pleasant outlook, complemented by mature shrubs and flower borders which provide colour, privacy and interest throughout the seasons. The garden offers an excellent blank canvas for landscaping and further improvement whilst already providing a delightful outdoor space in which to relax and enjoy.

Services: We understand that all mains' services are connected to the property. Outgoings: Council Tax Band 'C' 2026/27 charges £2,255.81. EPC – C (72) Local Authority: Cotswold District Council. Tenure: Freehold with vacant possession upon completion. Broadband & Mobile: Fibre to the property, superfast connectivity – Signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk)



**Approximate Gross Internal Area 1016 sq ft - 95 sq m  
(Excluding Garage)**

Ground Floor Area 719 sq ft – 67 sq m  
First Floor Area 297 sq ft – 28 sq m  
Garage Area 175 sq ft – 16 sq m



**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		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		