

## 71 Rose Way



Extended end of terrace family home • Three bedrooms • Generous sitting room •  
Kitchen/breakfast room • Private rear garden • Attic room • Single garage and off-street parking  
• Around a mile's walk of Cirencester town centre • EPC C

# 71 Rose Way

## Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

A significantly extended, beautifully presented and well proportioned three bedroom, end of terrace family home in a tucked away position within Rose Way, all around a mile's walk from Cirencester town centre.

The accommodation is arranged over two floors with the ground floor comprising an entrance porch and a generous sitting room that leads into the extended kitchen/breakfast room with recently fitted units and out to the rear garden.

The first floor offers the three bedrooms and a family bathroom. Access is offered via hatch and ladder to a fitted out attic room above the principal bedroom, currently utilised as a home office.

Outside, to the front, is a single garage with off-street parking in front. Side access leads to the private rear garden, laid to deck and lawn.

NB - the driveway to the front of house is demised to #71 with the neighbour (73) having a right of way over for access.

## Amenities

The market town of Cirencester 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, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket. There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Directions

From our office in Cirencester turn right into Castle Street, bear left into Sheep Street and then bear right and proceed over the mini roundabout. Continue to the ring road and take the first exit left. At the next roundabout turn right and at the mini roundabout turn left onto Bridge Road. Follow this road round to the right and into Siddington Road. Turn left into Rose Way and take the second left on to a gravel drive and number 71 can be found on the right hand side.

What Three Words: director.escalates.audio

## Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

## Local Authority

Cotswold District Council

Council Tax Band: C

## Our reference

CIR/SW/EN/13052025

## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

## *what the owner said*

We love our home for the comfort and space it offers our family. The large kitchen and living room create an open, welcoming space where we can enjoy time together while still doing our own activities. The garden at the rear of the house is peaceful and quiet, with plenty of sunlight throughout the year-especially in spring, summer, and autumn-and even in winter, the afternoon sun fills the space with warmth.

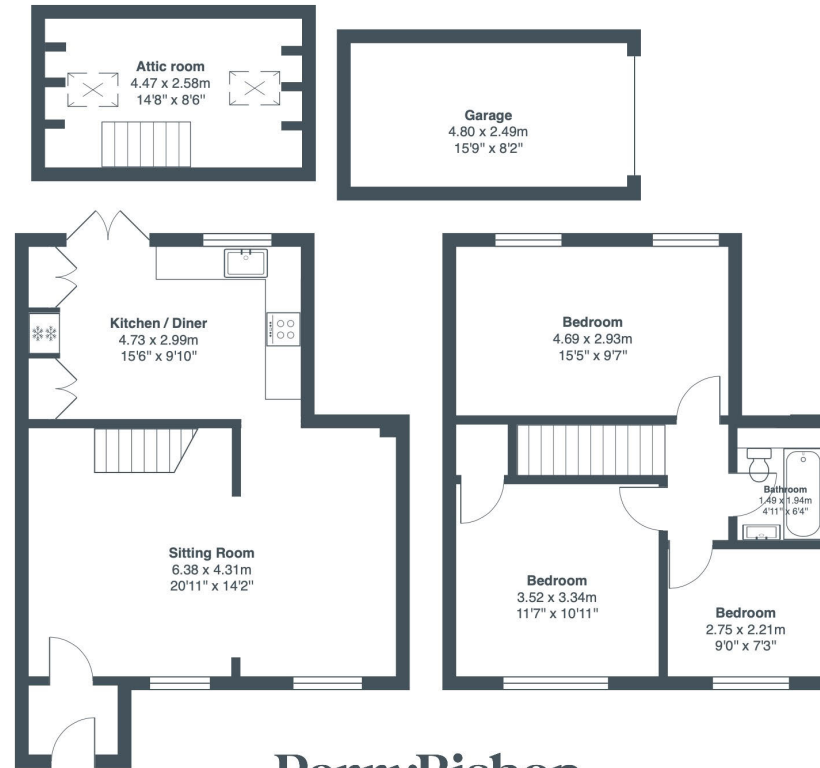
The area itself is one of the things we enjoy most. We're just a short walk from beautiful walking trails and short drive from the lakes, making it easy to spend time outdoors. Access to town is convenient, whether on foot or by car, and having shops nearby makes everyday life much easier.

Our neighbourhood is quiet and friendly, with neighbours who are always welcoming. We also appreciate that our house is set slightly back from the street, giving our son a safe place to play in front of the house without the worry of traffic. With the river close by and so many lovely walks in the area, it's a place that truly feels like home.









# PerryBishop

PROPERTY MADE PERSONAL

Total Area: 98.4 m<sup>2</sup> ... 1059 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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