

Rose Way, Cirencester, Gloucestershire, GL7 1PS



Extended terraced family home • Four bedrooms plus attic room • Modern kitchen breakfast room • Shower room • Integral storage garage • Spacious sitting dining room opening • Family bathroom & ground floor shower room • Off street parking • EPC D

Rose Way,

Cirencester, Gloucestershire, GL7 1PS

Key Features



4
Bedrooms



2
Bathrooms



1
Reception

About the property

An extended and well presented four bedroom family home around a mile's walk from Cirencester town centre, further benefitting from off street parking and a southerly facing rear garden.

The accommodation is arranged over the three floors with the ground floor comprising entrance porch, modern kitchen breakfast room, shower room, integral storage garage and a spacious sitting dining room opening out to the rear garden. The first floor offers the four bedrooms and a modern family bathroom, off the second bedroom are fixed paddle stairs leading to a sizeable attic room.

Outside, to the front is off street parking for two vehicles and access to the garage, while to the rear is a private and enclosed garden with a southerly aspect.

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 the house can be found on the right hand side.

What3Words: ///powder.stability.befitting

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/MS/12122024

We'd love to hear from you

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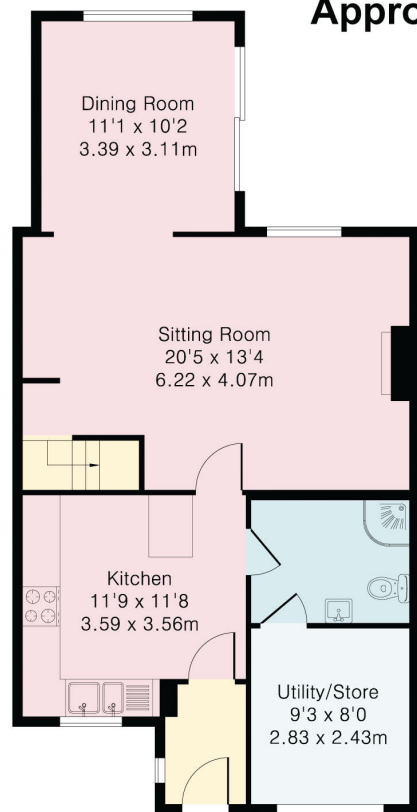


Approximate Gross Internal Area 1449 sq ft - 134 sq m

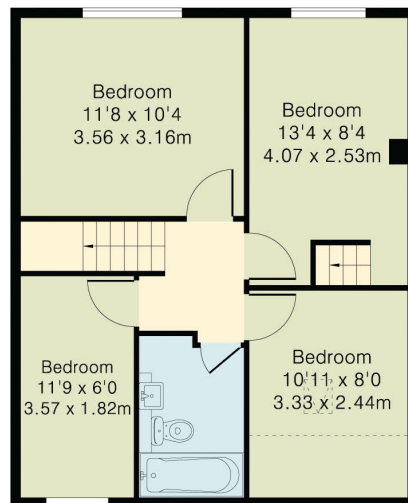
Ground Floor Area 692 sq ft – 64 sq m

First Floor Area 516 sq ft – 48 sq m

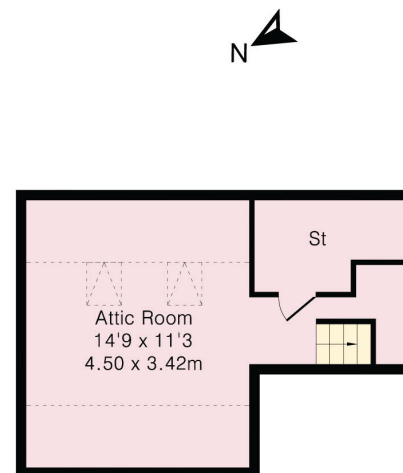
Second Floor Area 241 sq ft – 22 sq m



Ground Floor



First Floor



Second Floor



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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.

