

Cirencester, Gloucestershire, GL7 1EZ



Period family home • Quiet town centre road • Three bedrooms • Mid terrace • Fitted kitchen • Gas central heating • Enclosed rear garden • On street parking • EPC D

# Cirencester, Gloucestershire, GL7 1EZ

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Attractive Three-Bedroom Mid-Terrace Home situated on the fringes of Central Cirencester

Ideally located on a popular residential street in the heart of Cirencester, this charming three-bedroom mid-terrace family home offers convenient access to the town's many amenities and facilities.

The well-presented accommodation is arranged over three floors and begins with a welcoming open-plan sitting and dining room, featuring a characterful gas-fired woodburning stove. A small inner hallway provides access to the staircase leading to the upper floors, while the modern kitchen is fitted with a stylish range of wall and base units, integrated double oven, gas hob, and dishwasher. A rear door opens onto the private garden.

To the first floor, the landing leads to the master bedroom, complete with fitted wardrobes. A contemporary family bathroom offers a white suite including a bath, separate shower, wash hand basin, and WC. Stairs from the landing lead to the second floor, where you'll find two additional well-proportioned bedrooms.

Outside, the low-maintenance rear garden is fully enclosed and includes gated rear access-perfect for both privacy and practicality. The property also benefits from unrestricted on-street parking.

This home is ideal for families, first-time buyers, or those looking to enjoy all that central Cirencester has to offer in a comfortable and stylish setting.

## 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.

## 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, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

## Directions

From our office in Cirencester proceed through the market Place into Dyer Street. At the traffic lights turn right onto Victoria Road. Take a turning on the left hand side into Prospect Place, the property can be found towards the end of the road on the right hand side.

What3Words /// assurance.kinds.manliness

## Services & Tenure

The tenure is freehold.

All mains services are understood to be connected.

## Local Authority

Cotswold District Council.

Council Tax Band B.

## Our reference

CIR/SM/CDH/30052025

## We'd love to hear from you

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## what the owner said

We've truly loved living here, it's a safe and homely place with wonderfully supportive neighbours and a real sense of community. The location has been perfect for dog walks, family time in nearby parks and the lovely St Michael's café and the top- up restaurant was a big draw for us, plus, town is just a short 10 minute stroll away.















# Prospect Place, Cirencester, Gloucestershire, GL7

Approximate Area = 935 sq ft / 86.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1299025



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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.

Gloucestershire • Oxfordshire • Wiltshire

