

## Moss Way, Cirencester, Gloucestershire, GL7 1RS



- Well presented modern three storey home • Three double bedrooms • Open plan kitchen, living dining room
- Principal bedroom suite with en-suite shower room • Separate family bathroom • Ground floor cloakroom
- Private southerly garden with rear pedestrian gated access • Single garage and driveway parking space
- NO ONWARD CHAIN • EPC C

# Moss Way,

Cirencester, Gloucestershire, GL7 1RS

## Key Features



3  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

Offered for sale with no onward chain is this beautifully presented three bedroom modern home, arranged over three floors, enjoying a private southerly facing rear garden, single garage and driveway parking, situated in a sought after residential development on the edge of Cirencester within easy reach of the town centre, excellent schools and everyday amenities.

The accommodation is arranged over three floors and with the ground floor comprising a welcoming entrance hall with cloakroom, a modern fitted kitchen open to a generous sitting dining room to the rear with French doors opening onto the garden. The first floor offers two double bedrooms, both served by a contemporary family bathroom. Occupying the entire second floor is an impressive principal bedroom suite, featuring a generous double bedroom with en-suite shower room and useful eaves storage.

Outside, the property benefits from an attractive front garden enclosed by Cotswold stone walling, while to the rear is a private, sunny southerly facing garden. Gated rear access leads to the driveway and single garage.

The property is subject to a management fee - approximately £200 per annum - managed by Meadfleet.

## 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 weekly market, there are several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester also boasts a cottage 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 proceed through the Market Place into Dyer Street. Go straight over the traffic lights and at the roundabout go straight over and then immediately bear right onto London Road. Continue to the mini roundabout and turn left. This road follows into Forstall Way. 30 Moss Way is found on a pedestrian path off Forstall Way, while the parking and garage are accessed Moss Way (just past Samuel House).

What 3 Words

[denim.scare.kite](https://www.what3words.com/denim.scare.kite)

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

## Local Authority

Cotswold District Council

Council tax Band - D

## Our reference

CIR260401

19th August 2026

## We'd love to hear from you

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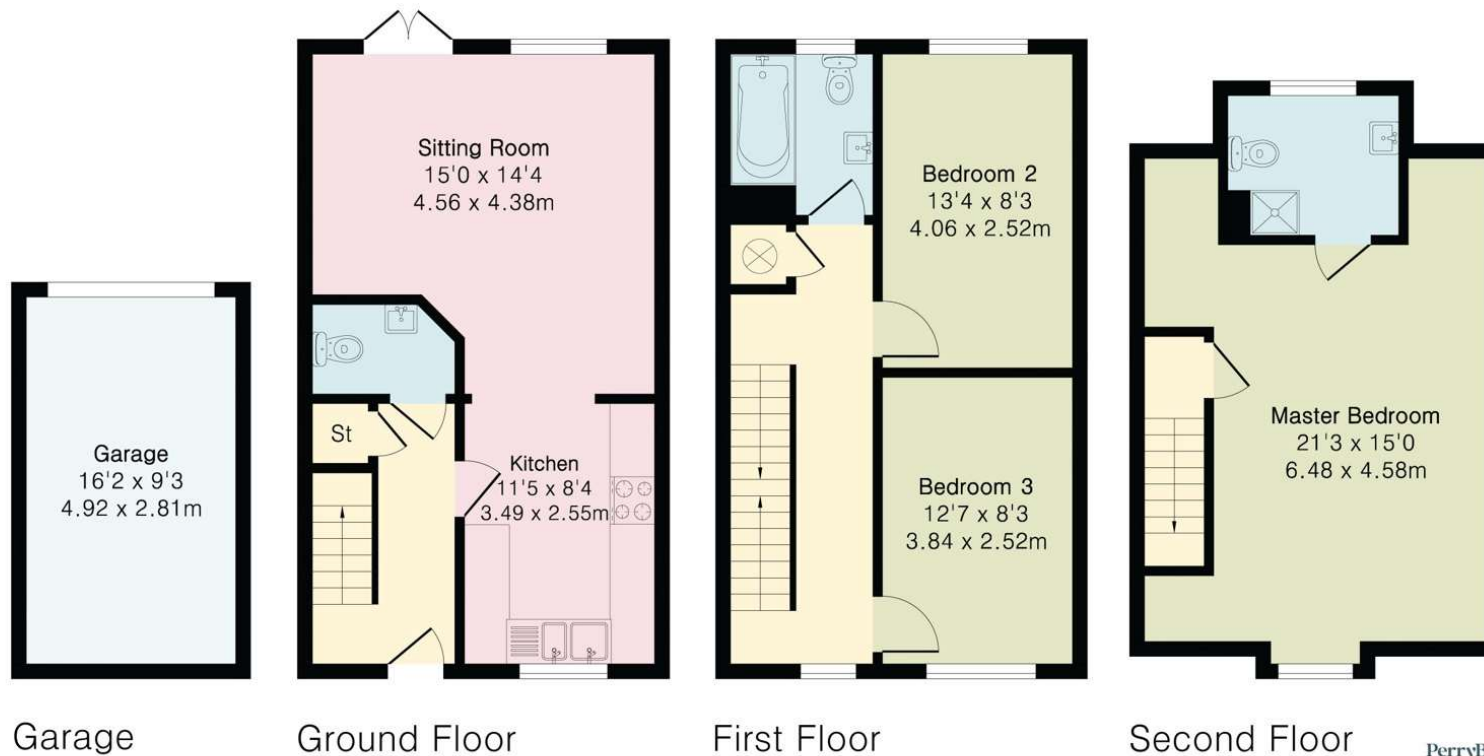
## Approximate Gross Internal Area 1302 sq ft - 122 sq m (Including Garage)

Ground Floor Area 404 sq ft – 38 sq m

First Floor Area 404 sq ft – 38 sq m

Second Floor Area 345 sq ft – 32 sq m

Garage Floor Area 149 sq ft – 14 sq m



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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.

