



75 Rose Way, Cirencester, GL7 1PS

**Offers Over £300,000**

**richard james**

Village & Country Homes





## Rose Way, Cirencester

Cotswold District Council - Band C

Freehold | EPC Rating - D



A rare opportunity presents itself to acquire this meticulously maintained property, lovingly cared for by its current owner over the past decade, enjoying a cul-de-sac location approximately 1 mile from Cirencester town centre.

This residence spans two levels, with a ground floor extension providing an extra reception room or bedroom, alongside a convenient cloak/shower room accessible from the hallway.

The frontage features a convenient entrance porch leading to a warm and welcoming lounge, while the rear opens up to a kitchen/diner with a tasteful array of base and eye-level units, seamlessly connecting to the garden. Upstairs, two bedrooms and a family bathroom await.

The secluded rear garden ensures privacy and safety for pets or children, while an attached single garage with personal access door from the garden enhances the property convenience. A gravelled driveway for two vehicles completes this attractive offering.

There is a bus stop at the end of the road and a convenient retail park only 10 minutes stroll away.

The property is offered to the market with NO ONWARD CHAIN, uPvc Double Glazing throughout and efficient and effective Electric Radiators throughout.

The market town of Cirencester, often dubbed the 'Capital of the Cotswolds', enjoys an advantageous location with easy access to major transportation routes including the M4, M5, and M40/A40, as well as the Kemble mainline train station and robust bus and coach services.





The town features essential amenities such as a community hospital, leisure centre, and an inviting outdoor swimming pool. Additionally, residents can indulge in recreational activities nearby, including golf, tennis, horse riding, and various team sports like football, rugby, and cricket.

Families in Cirencester benefit from access to top-tier primary and secondary state schools, as well as a sixth form college campus. Furthermore, there are quality independent schools available in the surrounding areas.













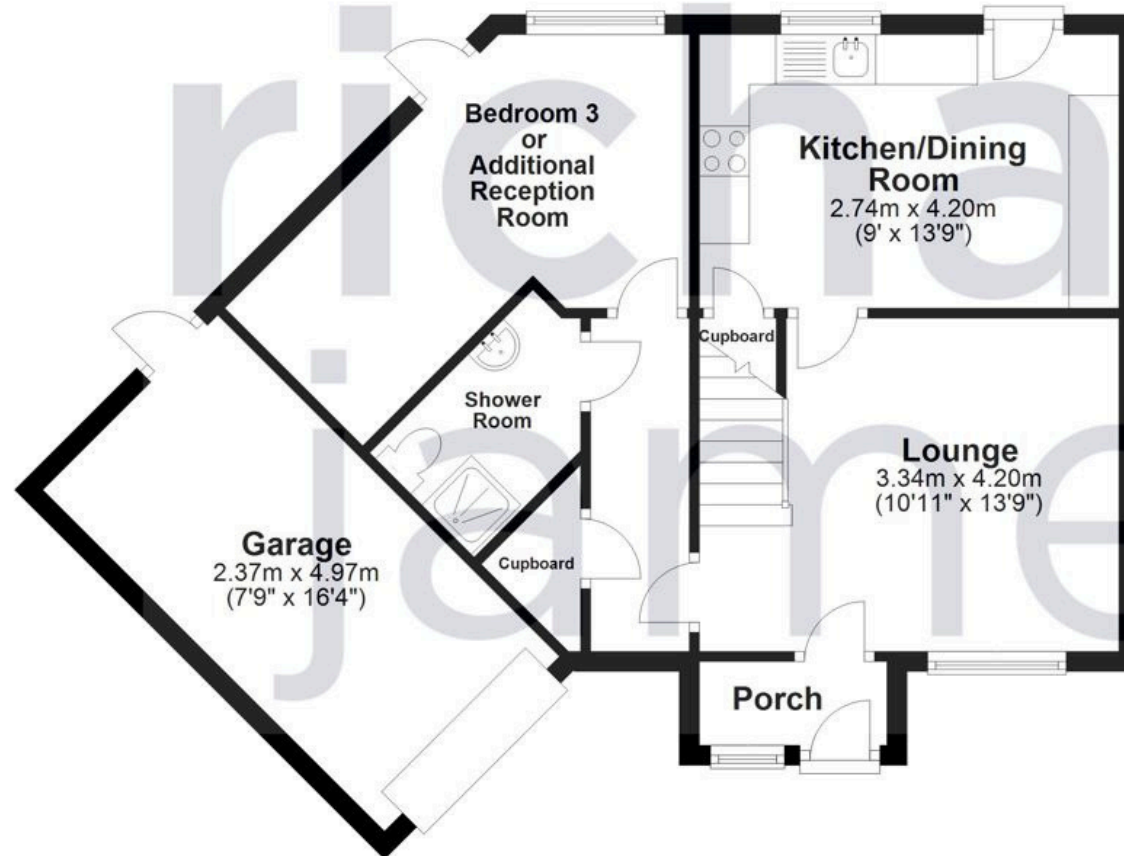




# Floorplan

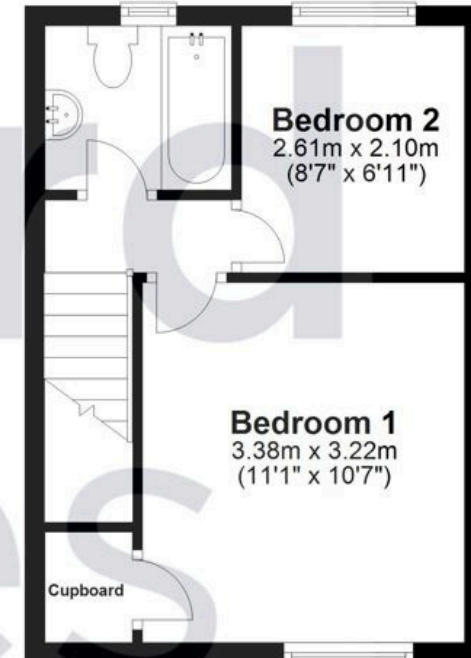
## Ground Floor

Approx. 59.7 sq. metres (642.1 sq. feet)



## First Floor

Approx. 25.9 sq. metres (278.9 sq. feet)



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