

Forstall Way, Cirencester, Gloucestershire, GL7 1LS



Well-presented modern semi - detached home • Two double bedrooms • Kitchen/ breakfast room • Master bedroom with en-suite shower room • Separate family bathroom • EPC C

Guide Price £325,000

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Forstall Way

Cirencester

Key Features



2
Bedrooms



2
Bathrooms



2
Receptions

About the property

A well-presented, modern two-bedroom semi-detached home, built by Redrow Homes and situated within an established and well-regarded residential development, within easy reach of Cirencester town centre.

The property offers well-proportioned accommodation arranged over two floors. The ground floor is approached via an entrance hall with a useful storage cupboard and stairs rising to the first floor. The modern kitchen/breakfast room is fitted with a range of wall and base units, together with integrated appliances, and has a door providing direct access to the rear garden.

A spacious sitting room leads through to a light and airy conservatory, creating an additional reception space with patio doors opening onto the back garden. The ground floor is completed by a useful utility/cloakroom.

To the first floor are two double bedrooms, both benefiting from fitted wardrobes. The principal bedroom also enjoys an en-suite shower room. A family bathroom, fitted with a modern white suite and heated towel rail, completes the accommodation.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind and provides a pleasant space for outdoor seating and

entertaining. A pedestrian gate provides access to the rear, where there is a single garage and allocated parking space directly in front.

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, and 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 Cirencester office, proceed through the Market Place into Dyer Street. Continue straight over the traffic lights and, at the roundabout, proceed straight over before immediately bearing right onto London Road.





Continue along London Road to the mini-roundabout and turn left. Follow the road as it becomes Forstall Way, continuing straight ahead and up the hill. Follow the road around to the left and then bear right at the green. Number 22 can be found on the right-hand side.

What 3 Words [///scatter.rave.spenders](https://www.scatter.rave.spenders)

Services & Tenure

Tenure – Freehold
Electricity – Mains Supply
Water – Mains Supply
Sewerage – Mains Sewerage
Heating – Gas Central

Local Authority

Cotswold District Council
Council Tax Band - C

Our reference

CIR250286
4th September 2026

We'd love to hear from you

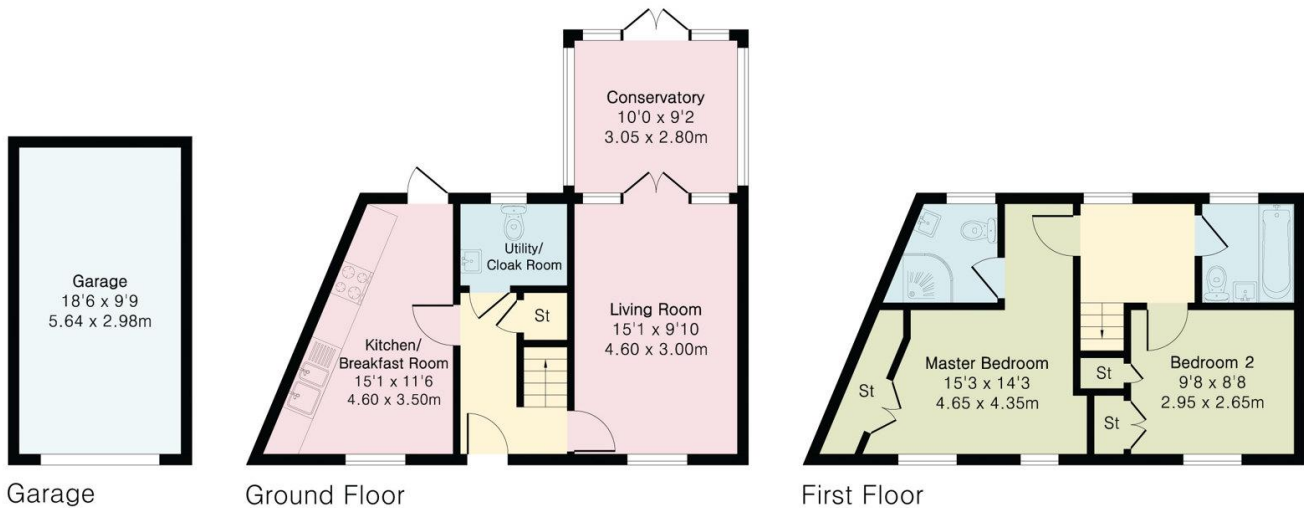
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**Approximate Gross Internal Area 1047 sq ft - 98 sq m
(Including Garage)**

Ground Floor Area 481 sq ft – 45 sq m

First Floor Area 385 sq ft – 36 sq m

Garage Area 181 sq ft – 17 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.

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