

## 36 Millennium Way, Cirencester, Gloucestershire, GL7 1FJ



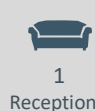
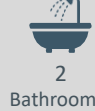
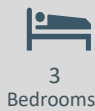
• Three Bedrooms • Detached Property • Family Bathroom and En Suite • Extended Open Plan Kitchen Diner • Beautifully Presented • Single Garden • South Westerly Garden • EPC D

Guide Price  
£510,000

## 36 Millennium Way,

Cirencester, Gloucestershire, GL7 1FJ

### Key Features



### About the property

36 Millennium Way offers an excellent opportunity to acquire a detached family home, ideally situated within this established area on the edge of Cirencester, with a comprehensive range of amenities and facilities close at hand. Both primary and secondary schools are within approximately a five-minute walk.

The house is presented in superb, move-in condition throughout and has been thoughtfully enhanced by the current owners. To the rear, an extension has created an impressive open-plan kitchen/dining/family room, featuring a generous 3m opening with contemporary bi-folding doors leading directly onto the south-westerly facing rear garden. The sitting room is bright and welcoming, with a modern log burner creating an attractive focal point.

Upstairs, the generous principal bedroom benefits from a dressing area and en suite shower room. Bedroom two is a good-sized double with a pleasant outlook over the rear garden, while bedroom three is a generous single room with excellent built-in storage.

The rear garden has been thoughtfully landscaped by the vendors, with raised planters, a paved patio and a lawned area providing an attractive and practical outdoor space. To the front, there is off-road parking for two vehicles together with a single garage, complete with an electric door.

Overall, 36 Millennium Way represents a turnkey home in immaculate condition, offering stylish and versatile accommodation that would suit a range of buyers, including couples, young families and those looking to downsize.

### Amenities

The market town of Cirencester dates to Roman times and 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, a weekly market and there are several delightful bistros, cafes, wine bars and public houses to suit all tastes.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

### 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 left into the Market Place. Proceed through the Market Place into Dyer Street. At the traffic lights proceed straight over onto London Road and at the roundabout proceed straight across again, turning almost immediately right continuing along London Road. At the next roundabout take the third exit into Century Close and the next left into Millennium Way and the property can be found on the right-hand side.

### What 3 Words

**proofs.lamplight.improves**

### Services & Tenure

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

### Local Authority

Cotswold District Council  
Council tax Band - D

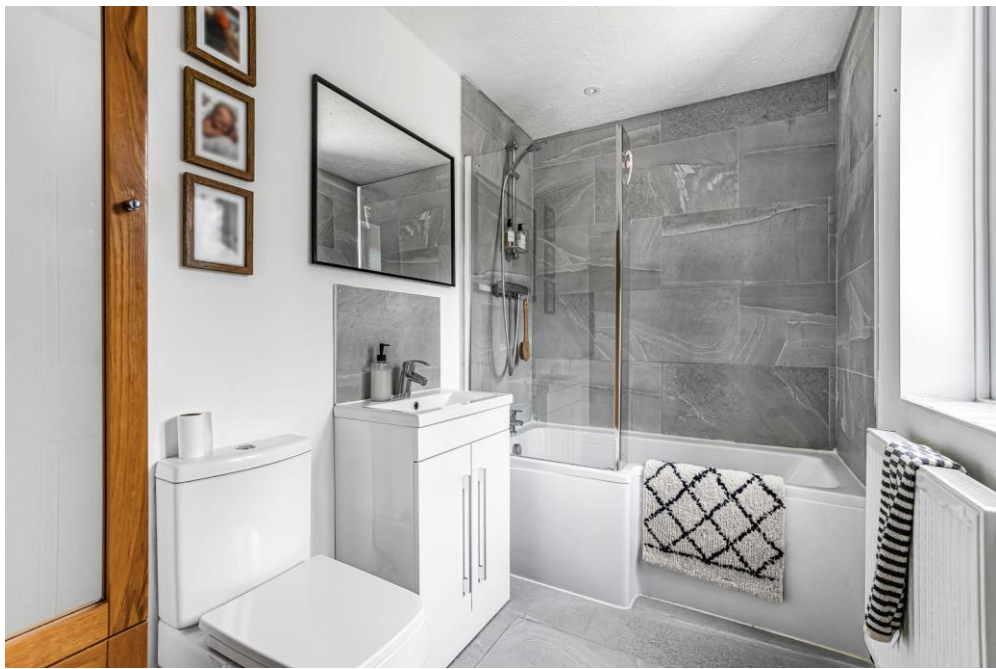
### Our reference

CIR260451  
10th September 2026

### We'd love to hear from you

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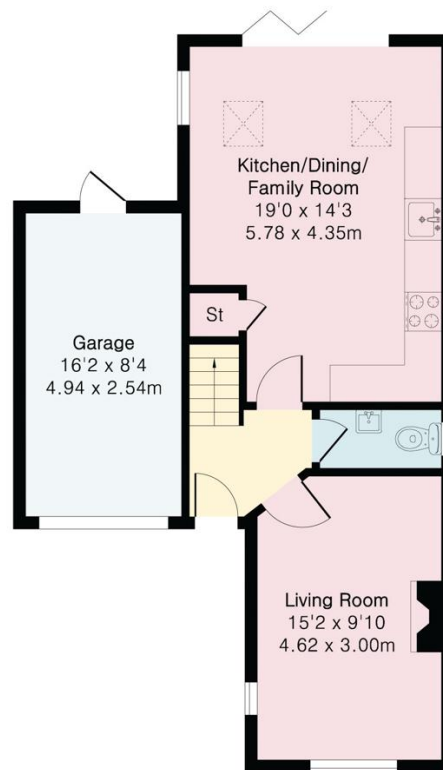




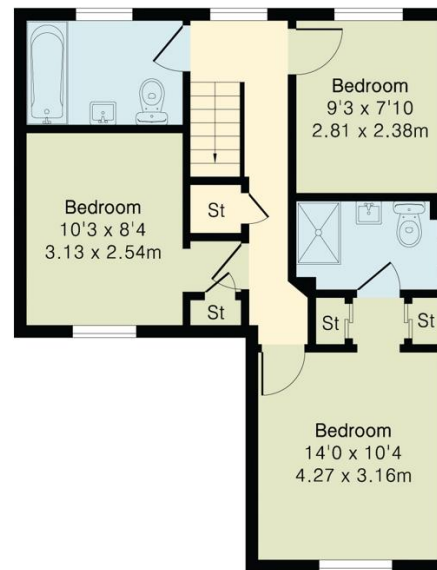
**Approximate Gross Internal Area 1092 sq ft - 101 sq m  
(Including Garage)**

Ground Floor Area 607 sq ft – 56 sq m

First Floor Area 485 sq ft – 45 sq m



Ground Floor



First Floor

PerryBishop  
PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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