



Forstall Way, Cirencester, Gloucestershire.

£325,000 Freehold

22 Forstall Way,  
Cirencester, Gloucestershire.

**Directions**

Please use the postcode GL7 1LS or call the office at any time for detailed directions from your location.

**Summary**

A practical and well-planned two bedroom home in a quiet modern setting, with a private garden, conservatory, garage and designated parking. Set within easy reach of Cirencester town centre, local amenities and the wider road network, this is a comfortable and easy to manage home that should suit a wide range of buyers.

**Step inside**

The entrance hall gives a welcoming first impression, with stairs rising to the first floor and a useful cupboard beneath. To the right, the living room is a comfortable and well-proportioned space, with double doors opening into the conservatory. This recent addition works brilliantly as extra reception space, whether used as a sunny sitting room, reading spot, play area or occasional workspace, with doors leading directly out to the garden.

To the left of the hall is the kitchen/breakfast room, fitted with a good range of storage, worktop space and room for a dining table. There is also a door out to the garden, making the layout practical for day-to-day living. Completing the ground floor is a useful utility/cloakroom, providing further storage, laundry space and a WC.

Upstairs, the landing leads to two bedrooms, both with built-in wardrobes. The main bedroom is a generous double with its own ensuite shower room, while the second bedroom is also a comfortable size and works well as a bedroom, guest room or home office. There is also a family bathroom.

**Step outside**

To the front, a walled garden with established planting and a pathway to the front door gives the house an attractive approach. To the rear, the garden has been designed with ease in mind,

offering a low-maintenance space with patio, gravelled sections, planting and gated access.

The property also benefits from a garage and designated parking, both valuable features in this popular modern setting.

**Area insight**

Forstall Way forms part of a desirable modern development on the edge of Cirencester, offering a peaceful residential setting while still keeping the town within easy reach. Cirencester town centre is around a 20 minute walk away, with its excellent mix of independent shops, cafes, restaurants, schools, green spaces and everyday amenities.

The location also works well for practical day-to-day living, with good access to local supermarkets, nearby walks and the wider road network, making it a strong option for buyers wanting a well-connected home without being right in the middle of town.

**Viewing**

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

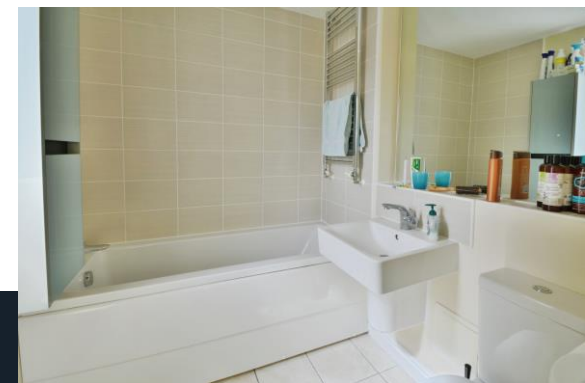
**Additional services**

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

**Agents Note**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**GROUND FLOOR**

**Conservatory**  
3.05m x 2.80m  
10'0" x 9'2"

**Utility/  
Cloakroom**

**Living Room**  
4.60m x 3.00m  
15'1" x 9'10"

**Kitchen/  
Breakfast Room**  
4.60m x 3.50m  
15'1" x 11'6"

**Entrance Hall**

UP

**1ST FLOOR**

**Landing**

DOWN

**Master Bedroom**  
4.65m x 4.35m  
15'3" x 14'3"

**Bedroom 2**  
2.95m x 2.65m  
9'8" x 8'8"

