

Moss Way,
Cirencester, GL7 1RS



Lovely, well proportioned family home | Four good-size bedrooms
Dual aspect sitting room with feature fireplace | Well appointed and generous size kitchen
No onward chain | EPC B

£395,000

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4 Bedrooms



2 Bathrooms



2 Receptions

In the desirable development of Corinium Via, this four bedroom link detached house is located opposite the green in Moss Way, a mile from the town centre and close to Kingshill school.

Approached into the hallway with a downstairs cloakroom, storage cupboards and stairs to the first floor. The dining room is double aspect, the sitting room is dual aspect and has a feature stone fireplace with gas fire. The light and airy kitchen has double doors into the garden, a range of base and wall units, an island unit, integrated appliances to include a Smeg five burner hob, Smeg oven and dishwasher.

Upstairs there are four good-size bedrooms, with the Master having an en-suite shower room. The family bathroom has a bath with shower over.

Outside there is a small low maintenance garden, surrounded by Cotswold stone walling, to the left of the house is a covered car port, with gated access to the rear

garden where there is further parking. The rear garden is enclosed, mainly laid to lawn with a decking area close to the house.

Amenities

The market town of Cirencester dates back 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 a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.





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.

Directions

From our office in Cirencester turn right into Castle Street, and at the top turn right into Park Lane, turn left into Park Street and follow the road round into Thomas Street. Turn into Spitalgate and at the traffic lights turn right. At the roundabout turn left, and take the first turning right onto London Road. At the roundabout take the first left and follow the road turning left into Moss Way, drive past the green and turn right, the house can be found on the left hand side at the top of the green.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

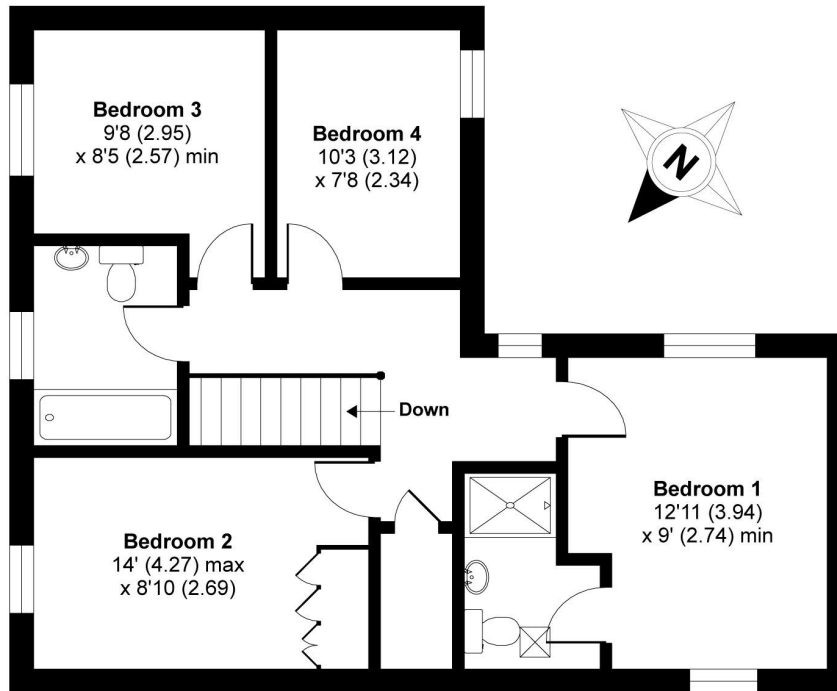
Cotswold District Council

Ref: CIR4026/MM/81021013

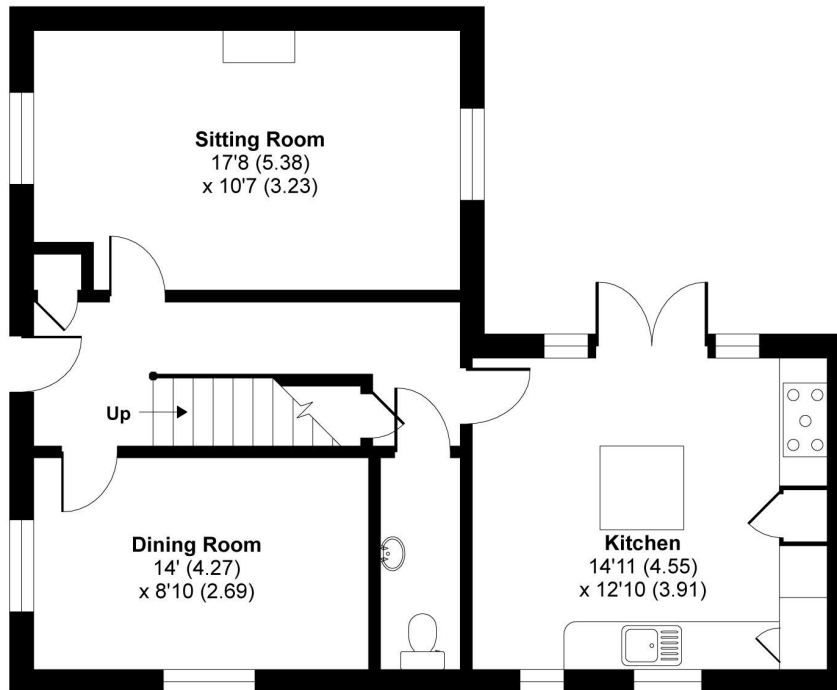


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APPROX. GROSS INTERNAL FLOOR AREA 1348 SQ FT 125.2 SQ METRES.



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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