

Arnolds Way, Cirencester, Gloucestershire, GL7 1TA



End terrace family home • Three bedrooms • Fitted kitchen • Enclosed garden • Fringes of Town Centre • EPC C

Arnolds Way,

Cirencester, Gloucestershire, GL7 1TA

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

A generously proportioned light and airy three-bedroom end of terrace family home. Situated on the outskirts of town the property has good access to a wide range of amenities and facilities.

The accommodation briefly comprises of an entrance hall with stairs to the first floor, a cupboard under, a separate coat cupboard and a door to the cloakroom. The sitting/ dining room is a good size and has patio doors leading into the rear garden. The kitchen has been refitted with a generous range of wall and base units with working surfaces over.

At first floor level the landing leads to the three bedrooms and the recently fitted family bathroom which has the benefit of a bath and a separate shower cubicle.

Outside there is a garden to the front which is designed with ease of maintenance in mind and laid to shingle. The rear garden is well enclosed again laid to lawn with pedestrian side access leading to the front and a patio area offering a place to sit and relax.

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 a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

Directions

From our office in Cirencester turn left to the traffic lights, continue through the Market Place into Dyer Street and at the traffic lights continue straight over onto London Road, proceeding straight over the roundabout. Bear immediately right onto London Road and take the next left into Arnolds Way. Turn into Fosse Way and the property can be found at the top of the cul-de-sac on your left hand side.

Services & Tenure

The Tenure is Freehold. Mains electricity, gas, water and drainage are provided.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/SM/KW/RN/10062022

We'd love to hear from you

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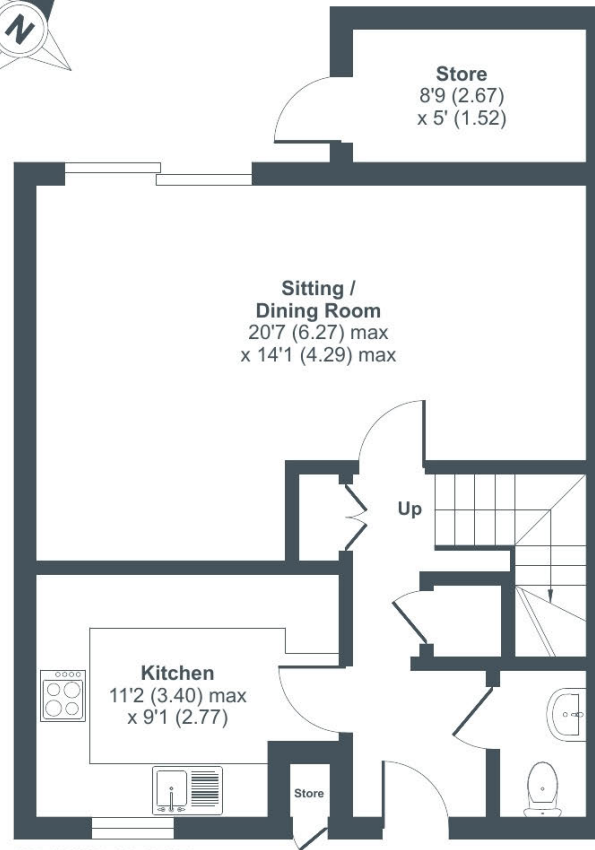
Cirencester, Gloucestershire, GL7

Approximate Area = 910 sq ft / 84.5 sq m

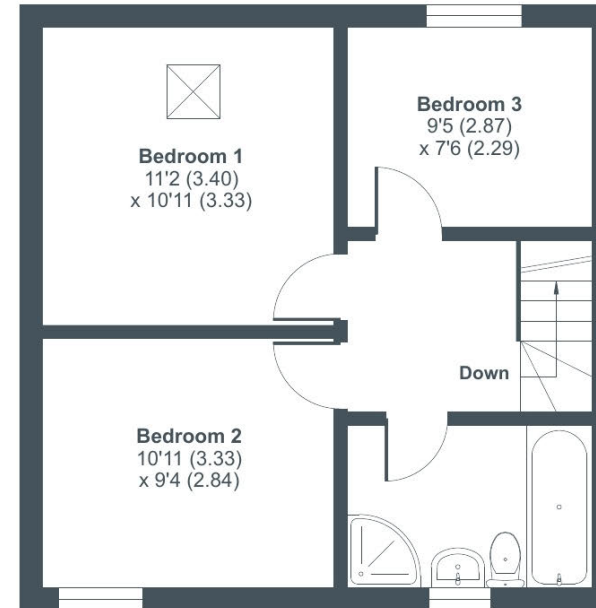
Stores = 47 sq ft / 4.4 sq m

Total = 957 sq ft / 88.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Perry Bishop & Chambers. REF: 816967



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Gloucestershire • Oxfordshire • Wiltshire

