

Moss Way, Cirencester, Gloucestershire, GL7 1RS



Beautifully presented semi-detached modern home • Three bedrooms • Dual aspect sitting room • Kitchen dining room • En-suite shower room and separate family bathroom • Ground floor cloakroom • Single garage and off street parking • Private rear garden • EPC C

Moss Way,

Cirencester, Gloucestershire, GL7 1RS

Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

A beautifully presented three bedroom, semi-detached modern family home benefitting from a single garage and off street parking. The property was built by Charles Church to an excellent standard and specification within this well-regarded and popular development situated on the eastern outskirts of Cirencester, around a mile's walk from the town centre.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, cloakroom, generous dual aspect sitting room with French doors out to the garden and kitchen dining room also dual aspect and opens out to the rear garden.

The first floor provides the three bedrooms; two doubles and a single, with the principal bedroom profiting from an en-suite shower room while the other two bedrooms are serviced by and separate family bathroom.

Outside, to the rear, is a private garden enclosed by walls and fencing laid to lawn and patio. Gated access leads directly to the allocated parking space which sits in front of a single garage, the garage benefits from having power and lighting.

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, 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 office in Cirencester proceed through the Market Place into Dyer Street. Go straight over the traffic lights and at the roundabout go straight over and then immediately bear right onto London Road. Continue to the mini roundabout and turn left. This road follows into Forstall Way. 30 Moss Way is found on a pedestrian path off Fortsall Way, while the parking and garage are accessed off Beecham Close.

What 3 Words: [///having.perfumes.glue](#)

Services & Tenure

The tenure is Freehold. All mains services are connected.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/SW/RN/13012025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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what the owner said

"This modern, well insulated property boasts a sunny garden, a garage with electricity, ground floor toilet, en-suite and easy access from allocated parking. Located in the 'Outstanding' Powells School catchment, its surrounded by friendly neighbours, well maintained green spaces and a fantastic playground. With stylish interiors designed by a professional, it's just a short walk to a 24 hour petrol station for ultimate convenience."





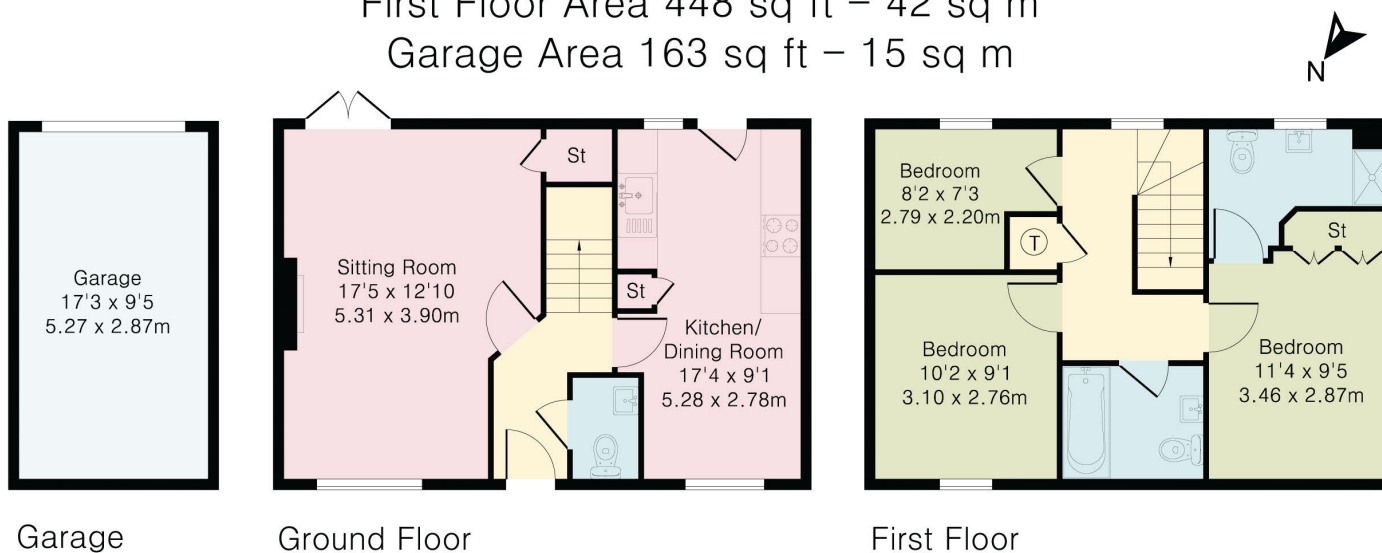


Approximate Gross Internal Area 1059 sq ft - 99 sq m

Ground Floor Area 448 sq ft – 42 sq m

First Floor Area 448 sq ft – 42 sq m

Garage Area 163 sq ft – 15 sq m



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PROPERTY MADE PERSONAL

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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.

Gloucestershire • Oxfordshire • Wiltshire

