



**18 Moss Way, Cirencester, GL7 1RS**  
**Asking Price £375,000**

**Cain & Fuller**

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: [info@cainandfuller.co.uk](mailto:info@cainandfuller.co.uk) • [www.cainandfuller.co.uk](http://www.cainandfuller.co.uk)

**Cain & Fuller**

A superb opportunity to purchase a spacious high specification modern home located in a convenient position on the edge of Cirencester town in a maturing and attractive position close to a full range of amenities and facilities including primary and secondary schools. The house offers flexible well proportioned living space with accommodation set out on three storeys and presented to a high standard. Of special note are the three double bedrooms and large en-suite shower of the master bedroom. Externally there are gardens to front and rear, the rear garden boasts a sunny southerly facing orientation and a high degree of privacy. There is also a single garage with eaves storage space and parking to the front. We urge early viewing of this attractive modern home.

**Asking Price £375,000**



## Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

## Amenities

Moss Way is a much sought-after location due to its proximity to the town centre which is within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.

## Description

Moss Way is located in a convenient and establish position on the edge of sizes to town close to a full range of amenities and facilities including primary and secondary schools. The property is presented to a high specification with entrance door leading to a large reception hallway with coats hanging space, stairs to first floor accommodation and to useful downstairs cloakroom. The main living space is located to the rear of the ground floor with glazed double doors and window opening on to the secluded southerly facing rear garden, to the front of the house there is a kitchen fitted with a selection of modern eye and base level storage including selection of integral appliances with picture window to front garden. The first benefits from two double bedrooms and a modern white family bathroom, stairs from landing lead to the master suite , a fantastic large living space with a door leading to ensuite shower room with window to the rear aspect. The accommodation is warmed throughout by a gas fired central heating system which is complemented by double glazed windows and doors, the house is presented in excellent condition by the present vendor.

## Outside

To the front of the house there is an attractive low maintenance garden enclosed by Cotswold stone wall with gated pedestrian access to the entrance door. The rear garden is an outstanding benefit of the house benefiting from a sunny and secluded aspect with southerly facing orientation. The present vendor has created an interesting and colourful private garden with low level seating to the rear of the house to take full advantage of the sunny aspect. The garden provides a safe and secure environment for small animals or young children, there is a secure rear pedestrian gated access which leads to the parking and single garage associated with number 18.

## Single garage

Up and over door to front, eaves storage area,

## EPC

The EPC rating for this property is C

## Council Tax

Band D

## Tenure

Freehold

## Viewing

Through the vendors sole agent Cain & Fuller in Cirencester

## Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

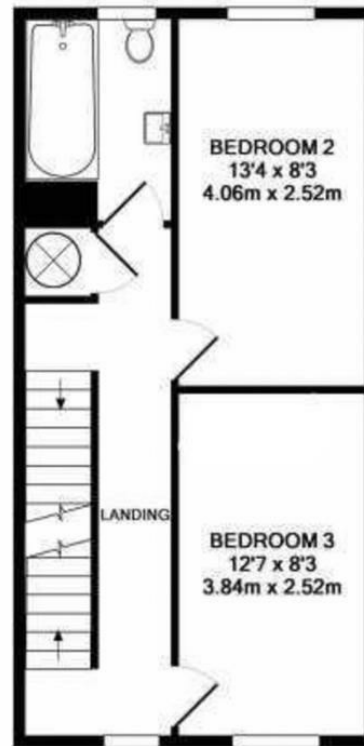
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.







GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Made with Metropix ©2017