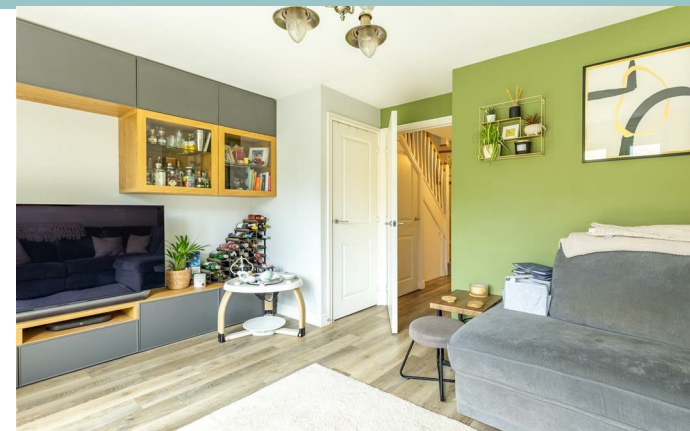


17 Trotman Walk, Cirencester, GL7 1RJ



**** SALE AGREED stc **** Welcome to Trotman Walk – a stylish three-bedroom, two-bathroom townhouse set in a quiet position within walking distance of Cirencester town centre. Set back from the road, it features a Cotswold stone wall, paved pathway, garage, and views of mature trees.

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Key Features



3
Bedrooms



2
Bathrooms



1
Receptions

Property Description

A welcoming entrance hallway leads the way into this well-designed home, providing access to a cloakroom complete with a WC, hand basin, and window. Cleverly utilising the space beneath the stairs, a built-in utility cupboard offers the ideal spot for a washing machine and tumble dryer. The fully fitted kitchen/breakfast room provides ample storage and workspace, featuring an oven, hob, extractor hood, and integrated appliances including a fridge/freezer and dishwasher. Electric blinds are fitted in the kitchen, master bedroom, and nursery, adding both convenience and a contemporary finish. To the rear, the bright and comfortable sitting room benefits from a useful storage cupboard and French doors that open directly into the garden.

Upstairs, the property offers two generous double bedrooms and a well-appointed family bathroom fitted with a bath, shower, WC, hand basin, chrome towel warmer, and window. There is also an airing cupboard providing useful storage. The spacious master suite features an ensuite shower room with a WC, hand basin, chrome towel warmer, and window. This bedroom also benefits from Sharps fitted wardrobes, a large storage cupboard, and a window overlooking the front of the property.

Exterior

The rear garden is enclosed with timber fencing and an access gate to the rear garage and parking. Mainly laid to lawn with a patio area perfect for outside dining or entertaining. The garden is extremely well-kept with two small trees.

Garage & parking

There is a single garage situated within a block with an up and over door and off-street parking in front.

Essentials

Freehold

Council Tax: D £2,413.31 2025/26

Gas fired central heating

EPC Rating: C

Sellers Comments

“We’ve absolutely loved living here, it’s such a peaceful and friendly location, yet only a short walk into town. The house has a lovely flow and feels bright throughout the day. The electric blinds have been a great addition, especially in the kitchen and bedrooms, and the garden has been an easy space to relax or entertain in. It’s been the perfect first family home, and we’ll really miss the convenience and comfort it offers.”

Corinium via

Corinium Via is an exclusive and sought after new development of properties build by CHARLES CHURCH and REDROW HOMES, situated just off the London/Lechlade Road. Built with many local natural products such as Cotswold stone. The green areas and park are maintained by an outsourced landscape and maintenance company. There is an annual charge per property of approx. £210.

Viewings

Viewings strictly by appointment only through Adkins Property. Please contact Paul or the Adkins team on 01285 239486 or 07851 111800 to arrange your viewing.

Agents notes

These particulars, including floorplans and measurements, are provided as a general guide only. They are not intended to form part of any contract or warranty. Buyers should satisfy themselves with regard to the accuracy of the information, the layout, and the dimensions before making any decisions. If you have any questions, or are in any doubt about the property or its location, please contact our office prior to travelling to arrange your viewing.

Compliance

In line with current Anti-Money Laundering (AML) regulations, prospective buyers will be required to provide photographic identification, proof of address, and evidence of funding/financial arrangements before an offer can be accepted.

Social

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We also create engaging video tours of our homes, available across our website and social channels, giving buyers the chance to explore properties anytime, anywhere.







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Floor Area: sq ft



TOTAL FLOOR AREA : 1016sq.ft (94.4 sq.m.) approx.

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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Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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