

38 Millennium Way, Cirencester, Gloucestershire, GL7 1FJ



**** UNDER OFFER stc **** Welcome to 38 Millennium Way - we have pleasure offering this recently redecorated **THREE-BEDROOM** family home **TO LET** on the eastern edge of Cirencester. With easily maintained gardens, a conservatory, garage and parking **** Viewing is Highly recommended ****

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Key Features



3
Bedrooms



1
Bathrooms



2
Receptions

Description

The ground floor offers a welcoming entrance, sitting room, cloakroom, kitchen and open-plan dining room. There's also a conservatory with doors opening into the garden.

Exterior

The rear garden is enclosed by a timber fence and a wall, the side and front garden is enclosed by mature hedging.

Garage & Parking

There is a single detached garage with an up and over door, and off-road parking in front.

Essentials

This property benefits from gas fired central heating with traditional radiators. The external doors and windows and conservatory are fully double glazed. EPC Rating: C

Council Tax

Cotswold District Council - PO Box 9, Council Offices, Trinity Road, Cirencester, GL7 1PY - 01285 623 000 : Valuation Band: C - 2025/26 = £2,145.16

Availability

This property is available NOW!

Tenancy Security Deposit

A deposit of 5 weeks rent is required and Secured in the DPS (Deposit Protection Scheme).

Viewings

Please contact Paul or the Adkins team to arrange your viewing - Residential Sales | Lettings | Management | Holiday Homes | Commercial

Agents Notes

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc.

Compliance

We are members of The Property Ombudsman (TPO).

Client Money Protection

Adkins Property is compliant with the mandatory regulation 'Client Money Protection Scheme' CMP, this protection is in place for the benefit of both tenants and landlords.

Social

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Thinking About Selling or Letting?

At Adkins Property, we offer expert market appraisals to help you understand the true value of your home in today's market. Whether you're looking to sell or let, our award-winning team provides honest, professional advice tailored to your needs.

With our extensive local knowledge, dynamic marketing strategies, and personalised approach, we ensure your property stands out.







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Floor Area: sq ft



TOTAL FLOOR AREA : 815sq.ft. (75.7 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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