ADKINS

9 Forstall Way, Cirencester, GL7 1LS

** SALE AGREED stc ** Welcome to this stylish three-bedroom townhouse on Forstall Way, Corinium Via, in Cirencester, combining modern living with a convenient setting and an excellent sense of space throughout, complete with a single garage and off-road parking.

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Key Features

3
Bedrooms

2
Bathrooms

1
Receptions

Description
Beautifully maintained and presented to a high standard throughout, this impressive three-bedroom townhouse offers stylish and versatile accommodation arranged across three floors, ideally suited to modern family life.

The ground floor features a recently installed Howdens kitchen, creating a smart and contemporary heart to the home, alongside comfortable living space with access to the enclosed rear garden. The garden provides an attractive and private space for relaxing and entertaining, with access towards the garage and parking beyond.

On the first floor are two well-proportioned bedrooms together with the family bathroom, while the entire top floor creates a superb principal bedroom suite. Generously sized and complemented by its own en-suite shower room, it provides a real sense of privacy and separation from the rest of the accommodation.

Externally, the property benefits from a single garage to the rear together with off-street parking, adding valuable practicality to this attractive town home.

A particular advantage is the location. Set within the popular Corinium Via development, the property is conveniently positioned for local amenities and enjoys easy pedestrian access into Cirencester, making the town centre, its independent shops, cafés, restaurants and everyday facilities readily accessible on foot.

A superbly maintained home combining a modern interior, flexible three-storey accommodation and an excellent Cirencester location.

Outside
To the rear is a lovely enclosed garden, thoughtfully arranged for ease of maintenance and providing an attractive space for outdoor dining, entertaining and relaxing.

Gated rear access leads to the single garage, with off-street parking positioned in front, providing useful and convenient parking.

Essentials
Tenure: Freehold
Council Tax: Valuation Band: D - 2026/27 £2319.79
Heating: Gas fired
EPC Rated: C 79

Location
Situated within an established and popular residential area of Cirencester, enjoying an attractive position overlooking a small green. The setting provides a pleasant outlook and a sense of openness, while remaining conveniently placed for the town's wide range of amenities and facilities. The property also enjoys easy access to a popular walking route into the town centre, providing a pleasant alternative to taking the car.

Cirencester is a thriving historic market town at the heart of the Cotswolds, renowned for its rich Roman heritage, attractive architecture and vibrant community. The town centre offers an excellent selection of independent shops, cafés, restaurants, pubs and everyday services, together with regular markets and a variety of leisure and cultural facilities. There is also a good choice of highly regarded primary and secondary schools in and around the town, making the area particularly appealing to families.

The surrounding Cotswold countryside provides numerous opportunities for walking, cycling and outdoor recreation, with a network of footpaths and attractive villages nearby. Cirencester is also well placed for access to the wider region, with convenient road connections to Cheltenham, Swindon, Gloucester and the M4 and M5 motorway networks. Nearby Kemble Station offers direct rail services to London Paddington, providing a practical option for commuters travelling into the capital.

Sellers Comments
"We have absolutely loved living here and have been very happy to call it home. It is a wonderful house for entertaining and hosting family and friends. The brand-new kitchen has been designed to complement the character and charm of the house, keeping in with its lovely Cotswoldy feel. The garden was created to make a a seamless indoor-outdoor dining experience, making it a particularly special space to enjoy throughout the summer months. Situated in a quiet and peaceful neighbourhood, the house offers a wonderful combination of comfort, character and relaxed living, with only a short walk into town to enjoy everything Cirencester has to offer"

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.

Buyer Verification / AML Compliance
In accordance with current Anti-Money Laundering regulations, all prospective buyers are required to complete identity and financial verification before an offer can be formally accepted or a Memorandum of Sale issued.

This process is carried out securely via Thirdfort, our approved independent compliance provider. Buyers will receive a secure link to complete identity, address, and financial verification remotely. A fee of £18 inclusive of VAT per buyer applies for AML verification. Where required, a Source of Funds check may also apply at £18 inclusive of VAT per transaction.

Please note that we are unable to formally accept an offer or progress negotiations until all AML requirements have been fully satisfied.

Social
Don't miss our latest property listings, market updates, and behind-the-scenes insights, follow us on social media @adkinsproperty.
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

Thinking of Selling or Letting Your Property
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: 1140.98 sq ft

TOTAL FLOOR AREA SHOWN DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 1081sq.ft. (100.4 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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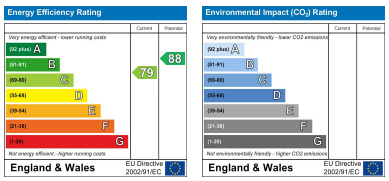
Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that 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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