

46 Forstall Way, Cirencester, GL7 1LS



**** SALE AGREED stc **** Welcome to 46 Forstall Way - we have pleasure offering FOR SALE this FOUR BEDROOM Family Home in Cirencester. Situated on the exclusive Corinium Via development on the eastern edge of town. Close to excellent schools and a short walking distance to Cirencester's market place.

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Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

Description

This four bedroom property offers very flexible living accommodation over three floors, boasting approx 1500 sq.ft. With two reception rooms, two bedrooms with en-suite, an enclosed garden, garage and parking.

Ground floor

The ground floor provides a well fitted kitchen/breakfast room with integral appliances such as; electric oven, gas hob with extractor hood over, microwave, fridge/freezer and dishwasher. The entrance hallway is welcoming with a cloakroom and a utility cupboard under the stairs. The sitting room has a handy storage cupboard and French doors leading out into the rear garden,

First floor

Providing a second reception/sitting room, bedroom two with an en-suite bathroom, two further bedrooms and a fully fitted family bathroom. Just off the landing is an airing cupboard and a further storage cupboard.

Second floor

The top floor provides the master suite with its own bathroom fitted with a shower enclosure, handbasin, w/c and window. This bedroom has a window to the front and a handy storage cupboard.

Front aspect

Situated at the top of Forstall way with a pleasant outlook over the top green, the front of the property has an easily maintained garden enclosed by a traditional cotswold stone wall.

Rear garden

Enclosed by timber fencing with a patio area and an access gate to the garage and parking.

Garage & parking

Included is a single garage with an up and over door and parking in front.

Essentials

The GAS BOILER has recently been replaced by a local reputable company. Traditional radiators and ample insulation provide easy and efficient living. The windows and doors are engineered wooden frames and double glazed throughout. Like many new developments, there is a maintenance charge for the upkeep of the green areas, this is charged six-monthly and is approx £220 per year. EPC Rating: C

Council tax

Cotswold District Council - PO Box 9, Council Offices, Trinity Road, Cirencester, GL7 1PY - 01285 623 000 : Valuation Band E - Payment for 2024/25 £2,795.37

Area

Cirencester is in easy reach of the A429, M4 & M5 motorways, ideally placed for visits to towns and cities such as Bath, Birmingham Bristol, Cardiff. London, Oxford, Swindon plus lots more. Kemble train station with regular trains running to London Paddington is a short drive away.

Viewings

Viewings are welcomed by prior appointment Monday to Friday 8am - 6pm. Weekend and evening viewings are also available giving reasonable notice through ourselves - Our team look forward to hearing from you soon.

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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. The floor plan is for layout guidance only and is not created to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first. Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

AML Compliance

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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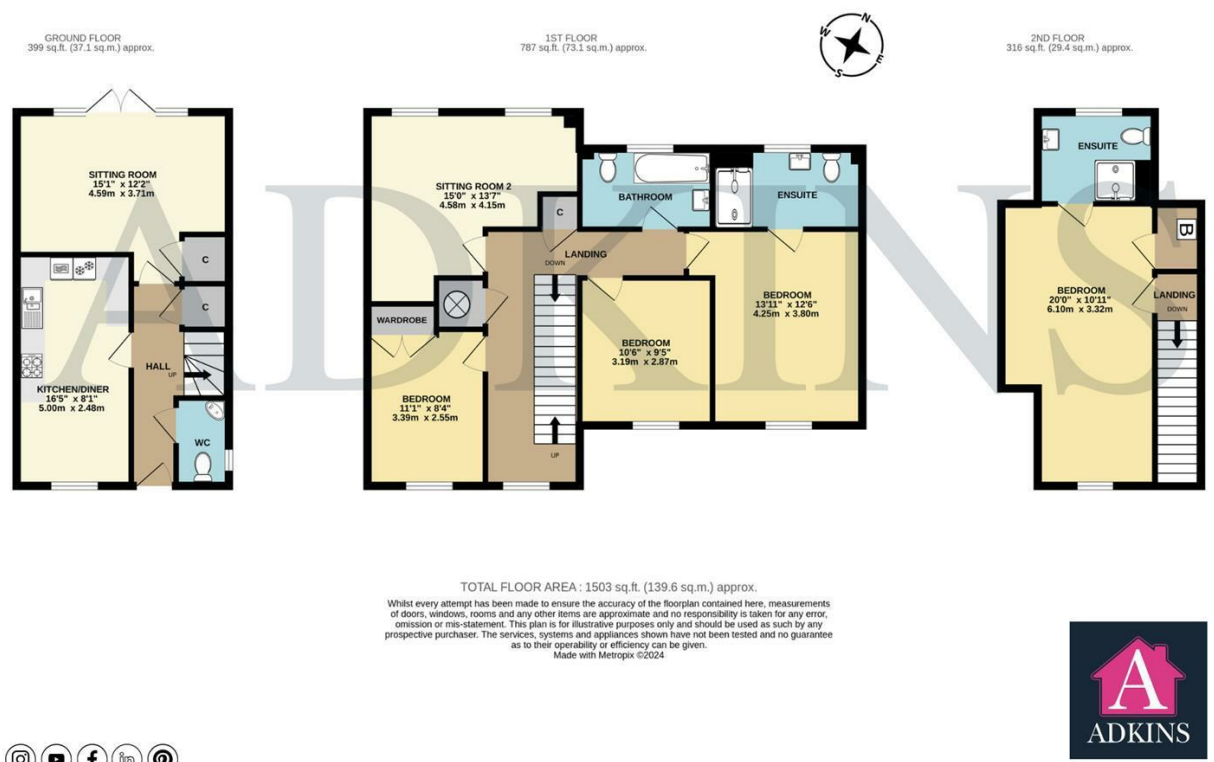
If you're looking to sell your own property you may be interested in instructing us, if you are then we would love the opportunity to provide you with our comprehensive market appraisal and sellers guide.







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Floor Area: sq ft



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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