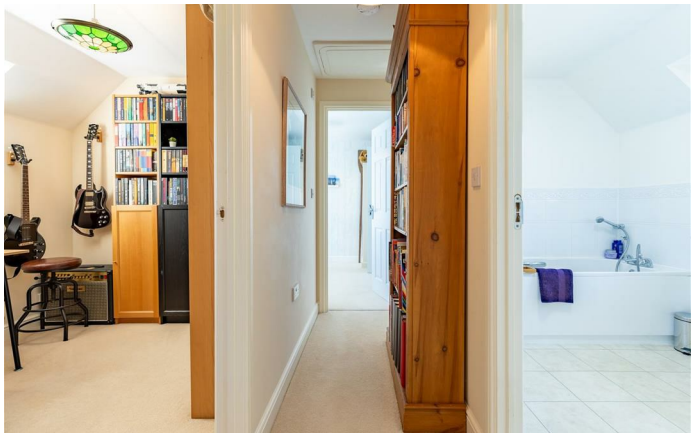
ADKINS

36 Moss Way, Cirencester, GL7 1RS



** SALE AGREED stc ** Welcome to 36 Moss Way, a spacious four-bedroom family home offering approximately 1,583 sq ft of accommodation. Overlooking the middle green, the property features generous living space, a private rear garden, single garage and allocated parking. Cirencester's schools, amenities and town centre are all within easy reach.

36 Moss Way, Cirencester, GL7 1RS

Key Features

4
Bedrooms

3
Bathrooms

2
Receptions

Description
An inviting and substantial family home set within a quiet residential pocket of Cirencester, offering an excellent balance of space, comfort and modern living.

The property sits back from the road, overlooking a small green which creates an immediate sense of openness and calm. Inside, the accommodation extends to approximately 1,583 sq ft, arranged over three floors with generously proportioned rooms and a versatile layout that works particularly well for modern family life.

On the ground floor, the open-plan kitchen/family/dining room forms the sociable heart of the home. The kitchen is thoughtfully arranged with ample storage and preparation space, flowing naturally into the family and dining areas to create a relaxed setting for everyday living, entertaining and spending time together. Doors open directly onto the rear garden, providing an easy connection between inside and out during the warmer months.

The first floor introduces a different dimension to the accommodation, with a generous separate sitting room providing a bright and welcoming space in which to relax away from the main family area downstairs. Its elevated position and proportions make this a particularly comfortable room and underline the flexibility offered by the three-storey layout.

Across the upper floors, four well-proportioned bedrooms provide plenty of flexibility for family, guests or home working. The principal bedroom offers particularly generous proportions, while the family bathroom is finished in a clean, neutral style.

Outside, the rear garden provides a private and manageable space in which to relax, with established flower beds and a patio area for seating and entertaining. Gated access at the rear leads conveniently to the property's single garage and allocated parking.

With its generous accommodation, attractive outlook and convenient position for Cirencester's schools, green spaces and amenities, 36 Moss Way is a wonderfully practical family home with considerably more space than you might initially expect.

Outside
Outside, the rear garden provides a private and manageable space in which to relax, with established flower beds and a patio area for seating and entertaining. Gated access at the rear leads conveniently to the property's single garage and allocated parking.

Essentials
Tenure: Freehold
Council Tax: Valuation Band: D - 2026/27 £2319.79
Heating: Gas fired
EPC Rated: B 82

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 moved to Cirencester from out of the area and couldn't have picked a better spot. We love the position of the house, we think the outlook onto the green makes it one of the best spots on the whole development".

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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COCCO
NOCCIOLA
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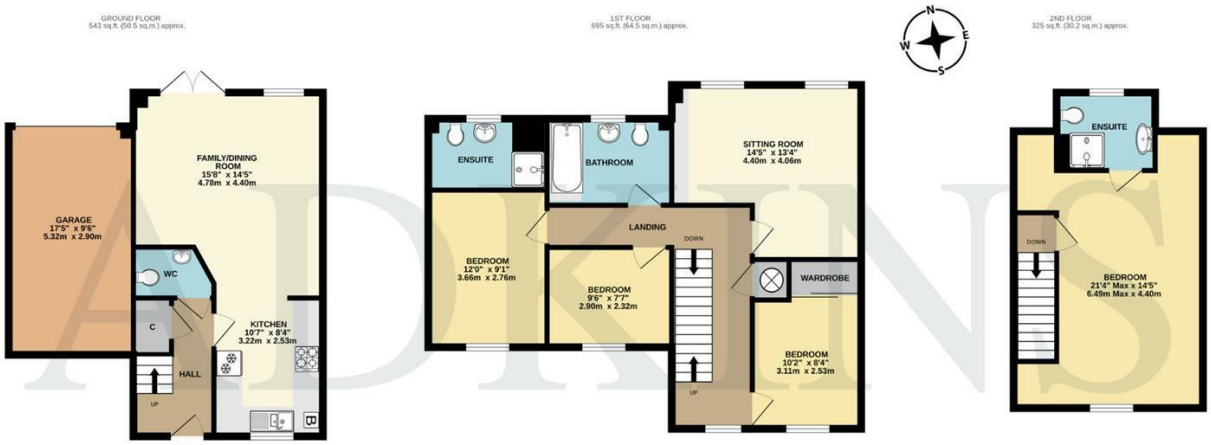
FRAGOLA
STRACIATELLA
TUTTI FRUTTI
FIOR DI LATTE
PESCA
FRUTTI DI BOSCO
MENTA
AMARENA
652601

St REGIS

36 Moss Way, Cirencester, GL7 1RS
Floor Area: 1583.00 sq ft



TOTAL FLOOR AREA SHOWN INCLUDES GARAGE

TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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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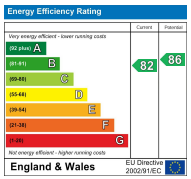
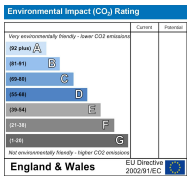
Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that 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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