

38 Moss Way, Cirencester, GL7 1RS



**\*\* UNDER OFFER stc \*\*** Welcome to Moss Way - presented beautifully, this **THREE BEDROOM** home is finished in Cotswold stone and enjoys uninterrupted views of the middle green on the exclusive Corinium Via development in Cirencester. With an enclosed rear garden, garage and off-road parking.

# 38 Moss Way, Cirencester, GL7 1RS

## Key Features



3  
Bedrooms



2  
Bathrooms



1  
Receptions

## Property Description

The front door opens into a light and welcoming entrance hallway, featuring a cloakroom and a handy storage cupboard beneath the stairs. To the front of the property is the kitchen/breakfast room, fully fitted with an electric oven, gas hob, and a range of built-in appliances including a water softener, fridge/freezer and dishwasher. There are ample base and wall units, complemented by generous work surfaces and a large window that fills the room with natural light.

To the rear, the spacious sitting/dining room offers plenty of room for comfortable seating as well as a dining table and chairs. French doors open directly onto the beautifully maintained rear garden, perfect for outdoor dining and entertaining in the warmer months.

Upstairs, the principal bedroom enjoys a front-facing window and benefits from an ensuite shower room fitted with a shower enclosure, WC and hand basin.

There are two further bedrooms, including a well-proportioned rear bedroom that comfortably accommodates a double bed and associated furniture. The third bedroom is ideal as a child's room, nursery or guest bedroom and could equally be configured as a home office or study, reflecting the increasing demand for flexible working space.

The family bathroom is fitted with a bath with shower mixer, WC and hand basin, while an airing cupboard on the landing provides practical storage for towels and linens.

Outside, steps lead up to the front door with a black iron handrail. The front garden is bordered by a traditional Cotswold stone wall and filled with mature plants and shrubs, adding to the home's charming kerb appeal.

The rear garden is beautifully kept and fully enclosed by stone walling and timber fencing, creating a private and peaceful outdoor space. A gate provides access to the garage and allocated parking, completing this attractive and well-presented home.

## Garage & Parking

To the rear of the property is a single garage with an up and over door. There is power and light installed and off-road parking for 2 cars.

## Essentials

Freehold

Council Tax: C £2,145.16 2025/26

Gas fired central heating controlled by a Hive controller

Water softener installed.

EPC Rating: C

## Sellers Comments

"An outstanding feature of our house is the Green. The view from the house is great all year round, whether gorgeous blossom in Spring, verdant trees in Summer and the cheerful colours of Autumn. Even in Winter the frosty or snowy outlook is lovely. All right outside our front door!"

## 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

## Viewing

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

Where possible, original documents can be provided at our office. If this is not feasible, we can complete the verification securely remotely via Thirdfort, an independent supplier, ensuring a fast, safe, and compliant process. A fee of £25 (inclusive of VAT) per person applies for this service.

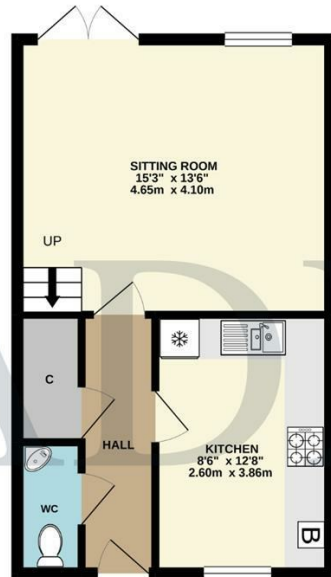




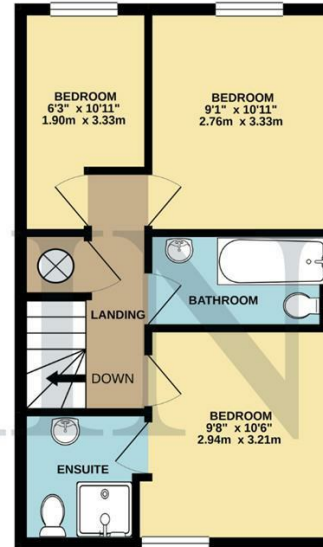


38 Moss Way, Cirencester, GL7 1RS  
 Floor Area: sq ft

GROUND FLOOR  
 399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
 398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (74.0 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.  
 Made with Metropix ©2021



**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.

Adkins Property Group  
 Cirencester Office Park  
 Unit 9, Tetbury Road, Cirencester, GL7 6JJ  
 T: 01285 239486  
 W: adkinspropertygroup.co.uk

