



25 Moss Way Cirencester, GL7 1RS

Asking Price £429,950

*** SALE AGREED BY Adkins Property Group this four bedroom FAMILY HOME in Cirencester. Situated on the popular and desirable 'Corinium Via' development on the eastern edge of town. Walking distance to Kingshill schools and local amenities. *** NO ONWARD CHAIN ***

- LARGE FAMILY HOME
- FOUR BEDROOMS, TWO WITH EN-SUITE
- KITCHEN WITH OPEN-PLAN SITTING ROOM
- 2ND SITTING ROOM ON FIRST FLOOR
- FULLY FITTED KITCHEN
- ENCLOSED REAR GARDEN
- GARAGE & PARKING
- CORINIUM VIA DEVELOPMENT
- CLOSE TO KINGSHILL SCHOOLS
- EPC RATING: C

Viewing

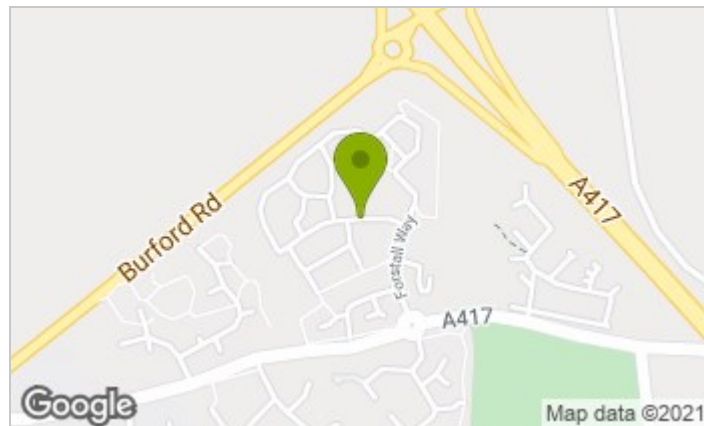
Please contact our Adkins Property Group Office on 01285 239486 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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