



1A FORSTALL WAY

CIRENCESTER, GLOUCESTERSHIRE, GL7 1LS

£335,000

A charming and beautifully presented modern home located upon this well-designed development situated to the east of the town's Market Place.



THE PROPERTY

Set on this popular Charles Church development located on the eastern fringe of the town, 1a Forstall Drive was completed in 2012. Traditionally constructed of rendered elevations beneath a pitched slate roof, the house enjoys the comfort of sealed double-glazed casement windows and a comprehensive gas fired heating system affording low energy costs.

The current owners have presented the house to a very good decorative standard. The layout provides front door opening into the entrance hall with stairs rising to first floor, cloakroom, doors to the kitchen and living room. The kitchen with aspect to the front enjoys a good range of base and wall mounted units with inset domestic appliances. To the rear the living room comfortably accommodates seating and dining space with double doors and separate window leading onto the landscaped garden. Useful under stairs storage cupboard.

To the first floor, the house provides three bedrooms, two of double proportion, en suite shower room and family bathroom.

A particular attraction is the positioning of the house upon the development. With a wooded outlook to the front, garden with paved terrace bounded by dry stone walling; to the rear a circular lawn with surrounding paving and heavily planted flower bed, foot path with gated pedestrian access leads to the single garage and parking for three cars.

GENERAL INFORMATION

We are advised that all mains services are connected to the property with gas fired heating and sealed double glazed casements. Telephone subject to BT transfer regulations. EPC Band B (82)

OUTGOINGS

The property has been placed in Band 'D' for Council Tax charges for 2020/21 £1,871.28. Annual service charge (Meadfleet Limited) circa. £185 per annum for communal grounds with the development.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester (01285) 623000

TENURE

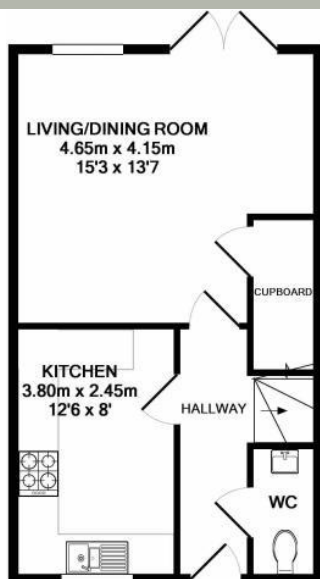
Freehold offering vacant possession upon completion.

AGENTS NOTE:

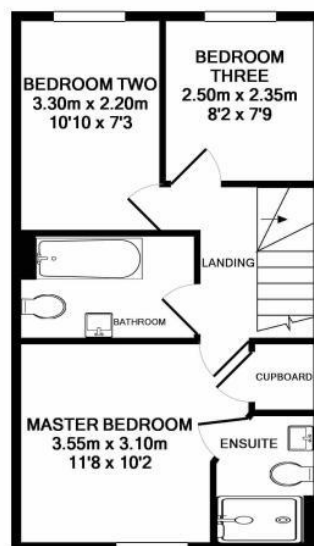
Some plants will be removed from the garden upon completion.

DIRECTIONS

Leaving the town's Market Place to the east via Dyer Street, at the traffic lights proceed towards the round-about taking the second turning signpost to Burford, take the immediate right at the traffic lights towards Fairford. At the next round-about turn left and the property will be seen a short distance along on your left. There is a 'for sale' board at the property.



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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