



**14 Gardner Way, Cirencester, Gloucestershire, GL7 1ZA**  
**Chain Free £520,000**

**Cain & Fuller**

Nestled in the charming town of Cirencester, this stunning detached house on Gardner Way offers a perfect blend of modern living and comfort. Built in 2017, the property boasts a generous 1,432 square feet of well-designed space. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house features four well-proportioned bedrooms. With three bathrooms, including en-suite facilities, convenience and privacy are effortlessly catered for. The contemporary design of the property is by its thoughtful layout, allowing for a seamless flow between rooms. The modern kitchen is equipped to meet all your culinary needs, while the living areas are bathed in natural light, creating a bright and airy environment.

Gardner Way is situated in a desirable location, offering easy access to local amenities, schools, and beautiful countryside walks. This property is not just a house; it is a place where memories can be made and cherished for years to come. Whether you are looking to settle down or invest in a quality home, this delightful residence in Cirencester is sure to impress. To view this chain free property call Cain & Fuller in Cirencester.

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## Locality

Gardner Way is a much sought-after location due to its proximity to the town centre which is within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.'

correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

## Outside

The front of the property is open plan and laid to lawn bordered by mature shrubs and plants with a path to the front door. The main garden is located at the rear, offering a paved patio area and a lawn enclosed by fencing.

## Garage and Parking

There is a single garage to the side of the house with parking for two cars in front.

## Mobile and broadband

We recommend purchasers go to Ofcom for details

## Viewing

Through Cain and Fuller in Cirencester

## Council Tax

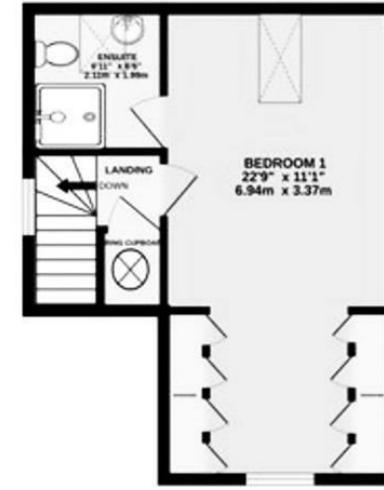
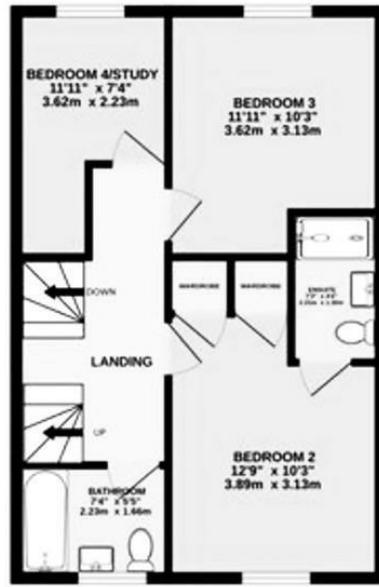
Band E

## Agents Note

We point out that the marketing images are historical show house images taken of an identical property do ask the agent for clarification if needed. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their







TOTAL FLOOR AREA : 1566 sq.ft. (145.5 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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