



Flat

ARNOLDS WAY, CIRENCESTER, GLOUCESTERSHIRE, GL7 1TA

Asking Price

£190,000

FEATURES

- Ground floor
- Private Garden
- Allocated Parking
- No Chain
- Large spacious bedroom
- Modern bathroom



CANNON ESTATES
SALES & LETTINGS

1 Bedroom Flat located in Cirencester

Living Room

12'11" x 13'4"

The living room is a bright and inviting space measuring 12'11" by 13'4". It features a large window overlooking the garden, allowing natural light to fill the room. The layout comfortably accommodates seating and entertainment furniture, with a door leading to the garden patio and an open connection to the kitchen/living area, creating a welcoming flow throughout the home.

Kitchen / Living Area

8'8" x 7'8"

The kitchen/living area, measuring 8'8" by 7'8", is a compact yet practical space with a U-shaped layout. It features pale cabinetry with a mix of solid and glass-fronted units, colourful tiled splashbacks, and a vinyl floor in a neutral, muted pattern. A window above the sink provides natural light, creating a bright and functional kitchen area.

Bedroom

12'11" x 9'11"

The bedroom measuring 12'11" by 9'11". It features built-in wardrobes and cupboards in white, creating a neat and tidy feel with ample storage. A double bed is set centrally against a feature wall with patterned wallpaper, flanked by bedside cabinets. A large window floods the room with natural light, while neutral flooring and walls provide a calm backdrop for rest and relaxation.

Bathroom

5'6" x 6'1"

The bathroom is well-appointed with a white suite comprising a bath with a shower

screen and electric shower, pedestal wash basin, and close-coupled WC. The walls are tiled in a pale stone-effect finish, complemented by a bold red painted accent wall. A frosted window provides privacy while allowing natural light into the space, which is practical and easy to maintain.

Hallway

5'10" x 5'3"

The hallway offers a welcoming entrance to the property, with access to all main rooms. It features neutral decor and a patterned carpet, creating a warm feel as you move through the home.

Rear Garden

The rear garden is a private and attractive outdoor space, fully enclosed by wooden fencing and surrounded by mature shrubs and plants. It includes a well-maintained lawn bordered by flowerbeds with vibrant greenery, a paved patio area perfect for seating or al fresco dining, and a small shed for storage. Steps lead up to the lawn from the patio, providing a lovely garden retreat ideal for relaxing or entertaining.



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Council Tax Band

A

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

