







1 Barton Court, Gloucester Street,  
Cirencester, Gloucestershire.

### **DIRECTIONS**

Please use the postcode GL7 2DL or call the office at any time for detailed directions from your location.

### **SUMMARY**

Characterful three bedroom maisonette located in this desirable and quiet yet central location in this popular Cotswold market town. The accommodation is arranged over two floors and includes a large reception area, kitchen/breakfast room, separate bath and shower rooms, as well as the three double bedrooms. There is a fantastic terrace with an attractive outlook and it is offered for sale with no onward chain.

### **PROPERTY**

The property is accessed via the terrace on the first floor into a welcoming entrance hall with stairs leading to the first floor and storage cupboard below. It is open to the kitchen/breakfast room which benefits from a range of storage and appliance space as well as space for a breakfast table. The large living room spans the width of the property and provides plenty of space to create separate areas, as well as useful built in storage. Also on this floor is a double bedroom with ensuite which is fitted with a wc, wash hand basin, shower cubicle, and has space and plumbing for washing machine and tumble dryer.

The first floor landing provides access to the two further double bedrooms which both have exposed wooden beams and the family bathroom which is fitted with a suite comprising bath with shower over, wc, and wash hand basin.

### **GARDENS**

The property has a lovely terrace which has plenty of space for a dining table and far reaching, leafy views. There is an area of parking and it is possible to make an application for a space from the management company, although there is plentiful, free street parking nearby.

### **LOCATION**

The property is superbly located on one of Cirencester's most desirable side streets with easy access to the town centre (the Market Place is less than a ten minute walk away), but also to the nearby countryside and Cirencester Park. Cirencester is a particularly desirable, Cotswold market town with a wide range of amenities and easy access to the road and rail network.

### **VIEWING**

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

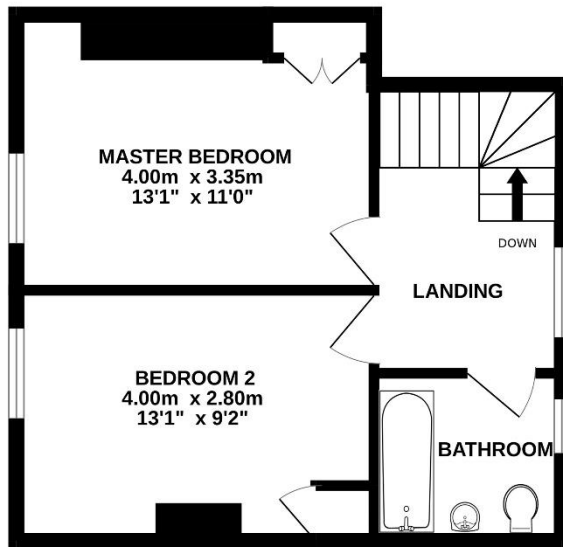
### **MORTGAGE**

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### **AGENTS NOTE**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon

## 2ND FLOOR



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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## 1ST FLOOR

