







## 3 Acanthus Court, Cirencester, Gloucestershire.

### Directions

Please use the postcode GL7 1PW or call the office at any time for detailed directions from your location.

### Summary

First floor apartment with allocated parking and accommodation which includes two good size bedrooms, one with built in wardrobes, large living room, kitchen/dining room, and bathroom. It is situated in this desirable development with great transport links combined with easy access to the town centre which is just a 20 minute walk away. It is offered for sale with no onward chain.



### Step inside

The property is accessed via a communal entrance with stairs which lead to this apartment on the first floor. The front door then leads through to an entrance hall with entry phone system, two storage cupboards, and access to all the rooms. The kitchen is fitted with a range of storage, built in oven hob and hood, and further appliance space. There is plenty of space for a dining table and a concealed gas central heating boiler. The living room is also a good size and looks out over the communal gardens. There are two double bedrooms one of which benefits from built in wardrobes. The property is completed by a bathroom fitted with a suite comprising bath with shower over, wc, and wash hand basin.



### Step outside

The property sits within this popular, private, residential development with communal external areas, allocated parking, locked bike store, and a bin store.



### Area insights

The property has an ideal location within a short walk of local amenities which include major supermarkets, and is only a 20 minute walk from the town centre. For vehicle access, it is situated close to the ring road and is therefore convenient for the greater road network beyond.

### Viewing

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

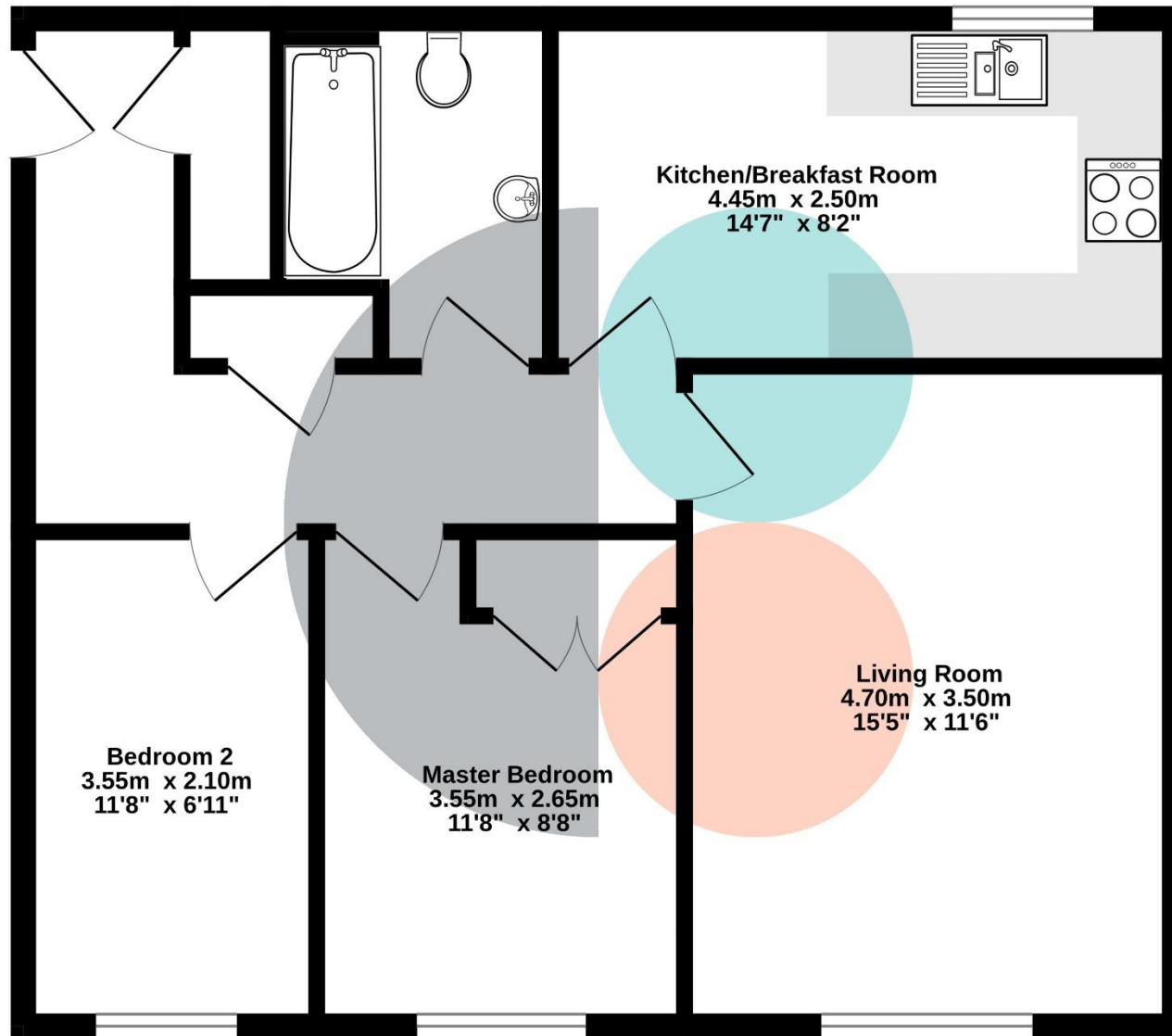
### Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

### 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 for carpets and furnishings.

# FIRST 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.  
Made with Metropix ©2026





