



Barton Court, Cirencester, Gloucestershire.

£285,000 Leasehold



## 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.

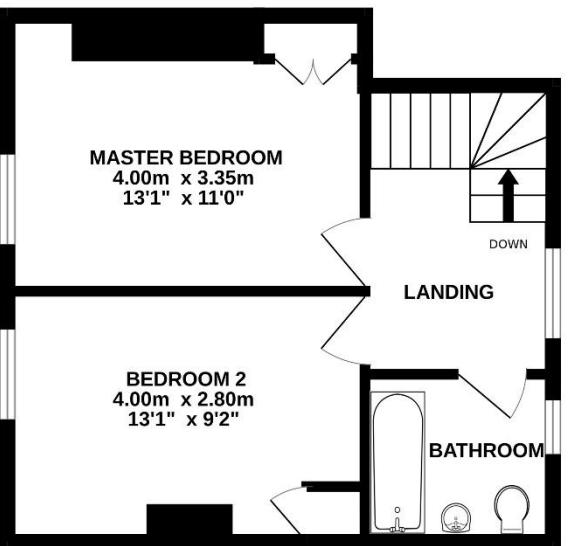
### MORTGAGE

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

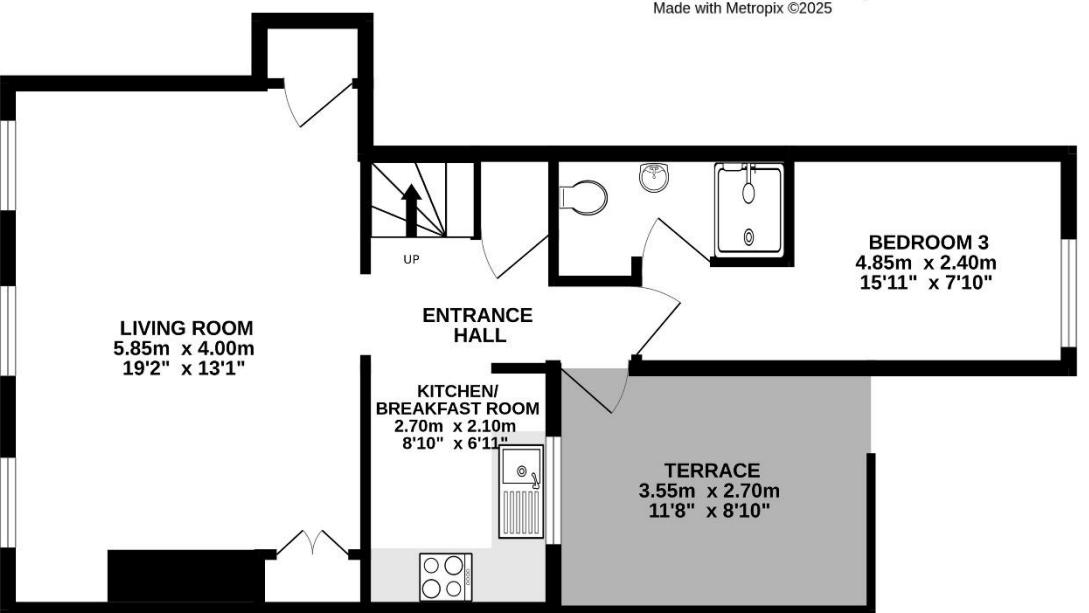
### AGENTS NOTE

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



1ST FLOOR





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