

# PerryBishop

PROPERTY MADE PERSONAL

**Barton Court**, Gloucester Street, Cirencester, Gloucestershire, GL7 2DL



Detached Cottage • One Bedroom • Edge of Town Centre • Office/Dressing Room • Large Sitting Room • Fitted Kitchen with Integrated Appliances • Parking • No Onward Chain • EPC E



## Barton Court,

Gloucester Street, Cirencester, Gloucestershire, GL7 2DL

### Key Features



1  
Bedroom



1  
Bathroom



1  
Reception

### About the property

Currently being used as a successful Air B&B this unique one bedroom detached period cottage has an allocated off street parking space and is conveniently situated on the edge of Cirencester town centre within easy reach of the towns facilities. The property is ideal for those looking for a central Cirencester property, rental investment or a pied-à-terre.

The accommodation is arranged over two floors and comprises, entrance hall opening to a spacious dual aspect sitting room, a modern fitted kitchen with a range of integral appliances including oven, hob, extractor fan, washing machine and fridge/freezer.

Stairs lead to the first floor where there is a double bedroom and an additional dressing room / study and bathroom.

Externally there is allocated parking space next to the property.

### Amenities

The market town of Cirencester is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre, arts and craft centre, award winning museum, a theatre, three local parks and an outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

### Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

### Directions

From our office in Silver Street turn left and continue into the Market Place. Turn left into Gosditch and follow on into Dollar Street. At the end of the road bear right into Spitalgate Lane. Turn left into Trafalgar Road and follow this road to the end turning left and immediately left again into Gloucester Street. Take the next right into Barton Lane where the property can be





found on the left hand side.

What 3 Words: ///rank.vandalism.officer

#### Services & Tenure

The tenure is Freehold. All mains services are connected.

#### Local Authority

Cotswold District Council

Council Tax Band: A

#### Our reference

CIR/SM/RN/10012025

#### We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)



#### *what the owner said*

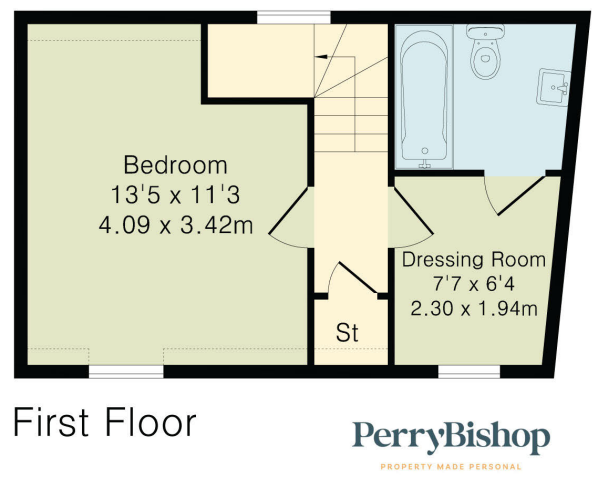
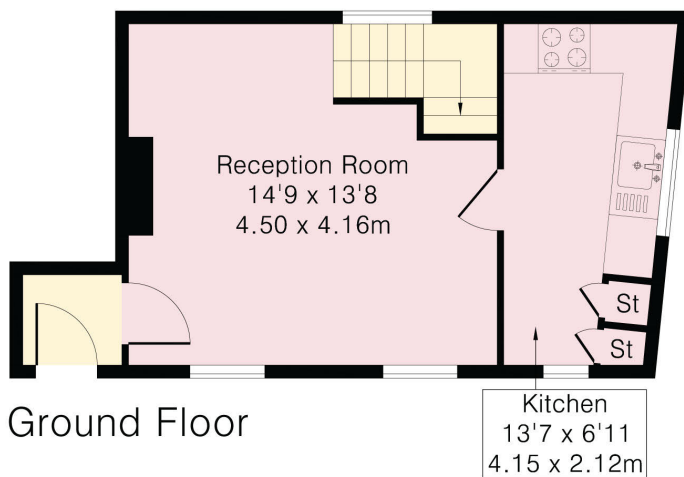
"Don't take my word for it, many rave reviews!  
<https://airbnb.co.uk/h/cirencestercottage>"



**Approximate Gross Internal Area 597 sq ft - 55 sq m**

Ground Floor Area 306 sq ft – 28 sq m

First Floor Area 291 sq ft – 27 sq m



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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.  
**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

