

8 Hanstone Close, Cirencester, GL7 1WX



\*\* UNDER OFFER stc \*\* Welcome to Hanstone Close - this well-presented three-bedroom townhouse in Cirencester, offering comfortable living space in a convenient location, ideal for professionals or families, available TO LET in February.

# 8 Hanstone Close, Cirencester, GL7 1WX

## Key Features



3  
Bedrooms



2  
Bathrooms



1  
Receptions

## Description

Arranged over three floors, this well-presented three-bedroom home offers flexible and well-balanced accommodation suited to modern living.

The ground floor comprises a welcoming entrance hall, a useful utility room, a cloakroom, and a ground-floor bedroom, ideal for guests, a home office, or flexible family use.

The first floor forms the main living space, featuring a bright and well-proportioned sitting room alongside the kitchen and dining area, creating an ideal environment for both everyday living and entertaining.

The top floor hosts two further bedrooms, including the principal bedroom with en-suite facilities, together with a modern family bathroom, completing this practical and versatile home in a convenient Cirencester location.

## Garage & Parking

The property also benefits from an integral garage and driveway parking, adding further convenience and practicality.

## Exterior

Externally, the property offers an easy-to-maintain front garden and an enclosed rear garden, providing a practical and private outdoor space.

## Essentials

Council Tax: D £2,413.31 2025/26

Gas fired central heating.

EPC Rating: C

## Location

The property is well positioned within an established residential area, offering convenient access to a range of local amenities and everyday services. Shops, schools, and recreational facilities are all within easy reach, while nearby transport links provide straightforward connections to the town centre and surrounding areas. This balanced setting combines practical day-to-day convenience with a comfortable residential environment, making it well suited to a variety of tenants.

## Distances

Located within GL7 1WX, the property benefits from excellent road connectivity. The A417 is approximately 2 miles away, providing a direct dual-carriageway link to Swindon and the M4. M4 Junction 15 is around 16 miles to the south-east, while M5 Junction 11A (Cheltenham) is approximately 18 miles to the north-west, offering convenient access to the Midlands, Bristol, and the wider motorway network.

## Availability

This home is available to rent early in February.

## Tenancy Security Deposit

A deposit of 5 weeks rent is required and Secured in the DPS (Deposit Protection Scheme).

## Viewings

Please contact Paul or the Adkins team to arrange your viewing - Residential Sales | Lettings | Management | Holiday Homes | Commercial

## Agents Notes

We inform prospective tenants that these rental details are provided as a general guide only. Room sizes are approximate and should not be relied upon for the purposes of measuring carpets, curtains or furnishings.

## Compliance

We are members of The Property Ombudsman (TPO).

## Client Money Protection CMP

Adkins Property is compliant with the mandatory regulation 'Client Money Protection Scheme' CMP, this protection is in place for the benefit of both tenants and landlords.

## Social

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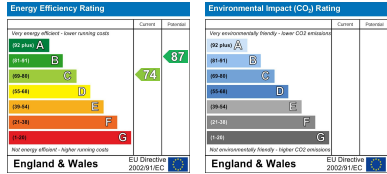
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Floor Area: 1259.39 sq ft



**Disclaimer:** These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

**Adkins Property Group**  
Cirencester Office Park  
Unit 9, Tetbury Road, Cirencester, GL7 6JJ  
T: 01285 239486  
W: adkinspropertygroup.co.uk



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