Cain & Fuller

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## 28 Melmore Gardens, Cirencester, GL7 1NR

## Chain Free £140,000

A superb opportunity to purchase a two bedroom first floor floor maisonette located in an established area on the outskirts of Cirencester town close to a good range of facilities and local amenities including three supermarkets, a selection of Gym's, food outlets and all of the facilities of Cirencester town in easy walking distance. The accommodation includes a fitted kitchen with a range of storage, white modern bathroom room with bath and fitted shower and window to the side. The maisonette also benefits from an electric central heating system which is complemented by double glazed windows and doors. An great aspect of the property is the lawned rear garden with fitted storage. To get some outside space on a property in this price range is such an advantage. Unrestricted parking is available within the cul de sac. We bring this to the market in a chain free position and urge early viewing.







## Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon

## Amenities

Melmore gardens is a much sought-after location due to its proximity to the town centre which is within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading

## Outside

The property benefits from a good sized lawned separate garden to the rear accessed down a pathway to the rear of the building, there is a timber storage shed and flower borders based around a good sized lawned rear.

## Parking

The cul de sac offers its residents on road unrestricted parking.

## Viewing

Through Cain and Fuller in Cirencester

## Mobile and Broadband

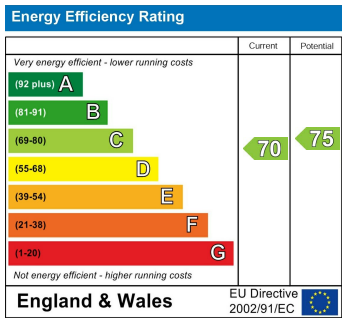
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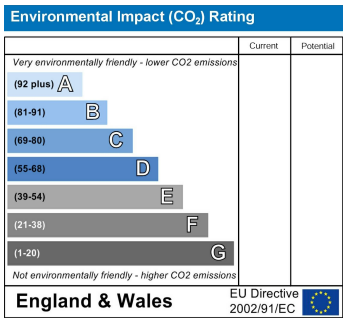
## Leasehold

The property has a 999 year lease granted in 1938, there is no formal maintenance charge and a ground rent of £10 per year.

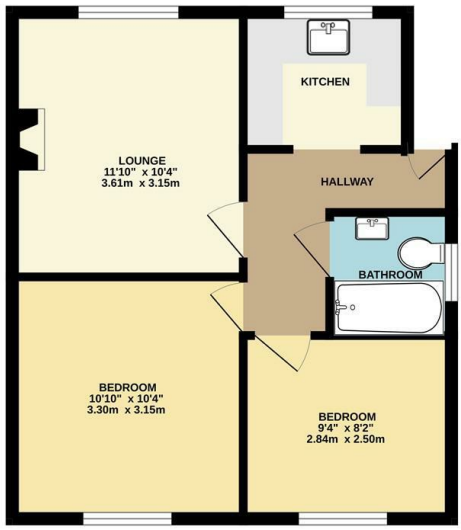
## Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
Please discuss with us any aspects which are particularly important to you before travelling to view this property.
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.




GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.




TOTAL FLOOR AREA : 430 sq.ft. (40.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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