

31 Melmore Gardens, Cirencester, Gloucestershire, GL7 1NS
Chain Free £175,000

Cain & Fuller

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A superb opportunity to purchase a two bedroom ground floor maisonette benefiting from a large corner plot with garden to three sides and a large parking area to the front, being located in an established area on the outskirts of Cirencester. The property has benefited from refurbishment and is presented in good condition, the accommodation boasts a modern fitted kitchen with a range of contemporary storage units with selection of built in appliances, a white contemporary bathroom with window to side, bath with fitted shower above, heating via a gas fired central heating system complemented by a series of Upvc double glazed windows and doors. The lounge benefits from a double glazed door which opens onto the secluded rear and side garden. There are two double bedrooms with good height ceiling's and large picture windows. Externally the gardens are well tended with a selection of grassed, gravelled and decked entertaining areas with direct access from the lounge in the property. The gardens boast a sunny and secluded aspect and are ideal for small animals or young children. A gated side access leads to the parking area to the front with private parking for two vehicles and access to the studio building to the side which with some refurbishment could provide an ideal home office or workshop if required by incoming purchasers. We bring this to the market in a chain free position and urge early viewing of this exceptional two bedroom ground floor maisonette on the edge of Cirencester town.

Chain Free £175,000







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 in a sought-after location due to its proximity to the town centre which is within walking distance as well as a range of primary and secondary schools to cater for the whole family. 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.

Viewing

Through Cain and Fuller in Cirencester

Outside

31 benefits from a large and private garden to the rear and side of the maisonette laid to lawn with gravelled nd decked entertaining areas, ideal for a small family or animals. There is side access through a secure gate which also leads to the studio.

Studio building

To the side of the property there is a single storey studio , a useful structure that provides secure storage, with some refurbishment this could be turned into a home studio or office ideal for the home worker.

Parking

There is parking for two cars on a private driveway owned by the maisonette to the front with access to path to entrance door.

EPC

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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.

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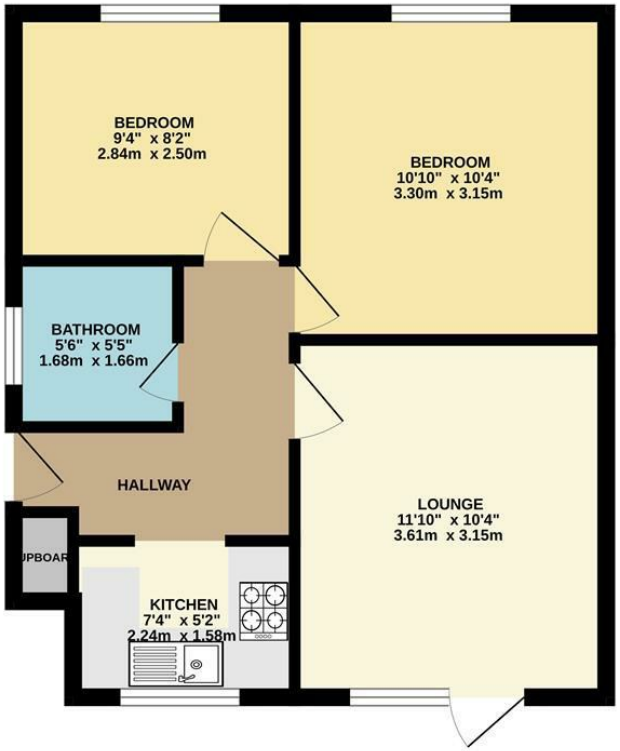

CREED







GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



53 MELMORE GARDENS, CIRENCESTER

TOTAL FLOOR AREA : 439 sq.ft. (40.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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