Cain & Fuller

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53 Melmore Gardens, Cirencester, GL7 1NS

Chain Free £165,000

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 and 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, 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 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 and slabbed area's with off road parking for two/three vehicles. The gardens boast a sunny and secluded aspect and are ideal for small animals or young children. 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 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.

Outside
The maisonette benefits from a large garden to three sides of the property mainly laid to lawn with a gravelled parking area for two cars, pathway with access to entrance door. There is also a secure garden located off the lounge ideal for small animals or young children with side gated access, and patio doors leading to the lounge

Mobile and broadband
We recommend purchasers go to Ofcom for further details

Council tax
Band A

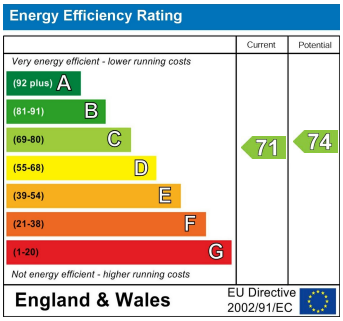
Tenure
Leasehold - 999 year lease from 1938

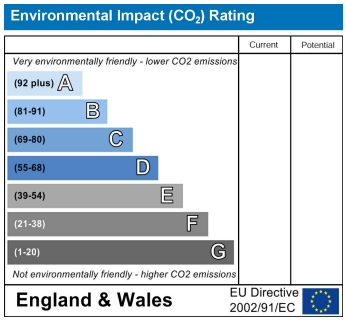
Ground rent £10 per year

Viewing
Through Cain and Fuller in Cirencester

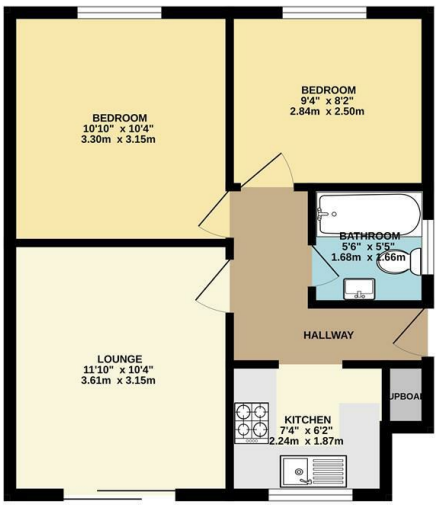
EPC
Band C

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
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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