



22 Melmore Gardens, Cirencester, GL7 1NR

Chain Free £164,000

A superb opportunity to purchase a two bedroom first floor maisonette located in an established area on the outskirts of Cirencester. The property has benefited from refurbishment in recent years it was formally a three bedroom so offers more space than generally found on properties in this area, it is presented in excellent condition by the present vendors. The maisonette was constructed in 1938 as a three bedroom family home, the accommodation boasts a modern fitted kitchen with a range of contemporary storage, work surfaces and selection of quality appliances, a refitted bathroom with full bath and shower above. The lounge to the front is the combination of two rooms giving a lounging and separate dining space with double glazed windows to front aspect. There are two double bedrooms giving ample space for the growing family in this modern home. The property is heating via a gas fired central heating system complemented by a series of Upvc double glazed windows and doors and is presented in excellent order by the present owners. Externally the rear garden is laid to lawn and of an excellent size with the benefit of a detached large workshop with windows to the garden a useful future space, The garden creates an ideal secure environment for small animals or young children. We recommend early viewing through Cain & Fuller in Cirencester of this appealing NO CHAIN property.



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.

Tenure

Leasehold - 999 years from 1938

Ground rent £10.00 per year

No Maintenance charge

Outside

Externally the rear garden is of a good sized and boasts a secluded aspect with side gated access ideal for small animals or young children. The garden is laid to lawn a low maintenance format and also has the useful addition of a garden studio/work shop ideal as a family space or for someone who works from home with some refurbishment.

Mobile and Broadband

We recommend purchasers go to Ofcom for details

EPC

To follow

Viewing

Through Cain and Fuller in Cirencester

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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