





51 Melmore Gardens, Cirencester, Gloucestershire.

Directions

Please use the postcode GL7 1NS or call the office at any time for detailed directions from your location.

Summary

Refurbished, bright and brilliantly practical, this two bedroom ground floor maisonette offers a great deal more than many properties in this price range. With its own entrance, newly fitted kitchen, refitted bathroom, private rear garden and a large gravel driveway, it has the feel of a small home. Set on the edge of Cirencester with local amenities, the town centre and wider transport links all within easy reach, it is a smart, easy to manage home ready for its next owner.

Step inside

The property is approached through its own entrance, with a useful porch area providing space to kick off shoes and hang coats. There is also a storage cupboard housing the gas combi boiler, with appliance space and power, making it a very practical start to the home.

From here, an inner hallway gives access to all of the accommodation. To the right is the newly fitted kitchen, finished with a smart range of units, worktop space and appliances which are included within the sale. It is compact, clean and well arranged, making good use of the space available. Next door, the living room is a lovely bright room with a feature fireplace and electric fire, giving the space a natural focal point. Double doors open directly out to the private rear garden, which is a real advantage, particularly for a ground floor maisonette and especially at this price level. It gives the room a much better connection to the outside and makes the property feel far more house-like than many similar homes.

There are two good size bedrooms, both presented in fresh, neutral tones following the recent refurbishment. The main bedroom is a comfortable double, while the second bedroom works well as a guest room, child's room, dressing room or home office.

The bathroom has also been refitted and includes a bath with shower over, WC and wash hand basin. Overall, the property feels light, bright and very well presented throughout, with the hard work already done.

Step outside

To the front, the property benefits from a large gravel driveway, all of which belongs to the maisonette and provides excellent off-road parking

for several vehicles. A path leads to the front door and continues around to the rear garden via gated side access.

The rear garden is a particular selling point. It has been landscaped with ease of maintenance in mind, with a paved seating area, covered section and useful storage shed. For first time buyers, downsizers, investors or anyone wanting outside space without a lot of upkeep, it is a really useful bonus.

Area insight

Melmore Gardens sits on the edge of Cirencester, offering a practical position for those wanting local amenities close by while still being within easy reach of the town centre.

Cirencester itself offers an excellent mix of independent shops, cafes, restaurants, supermarkets, green spaces and everyday facilities.

The location also works well for access to the wider road network, with routes towards Swindon, Cheltenham, Gloucester and the M4/M5 corridor. Kemble Station is also within reach, providing rail connections to London Paddington and beyond. For buyers wanting an affordable, well-presented home in Cirencester with parking and private outside space, this is a very strong option.

Viewing

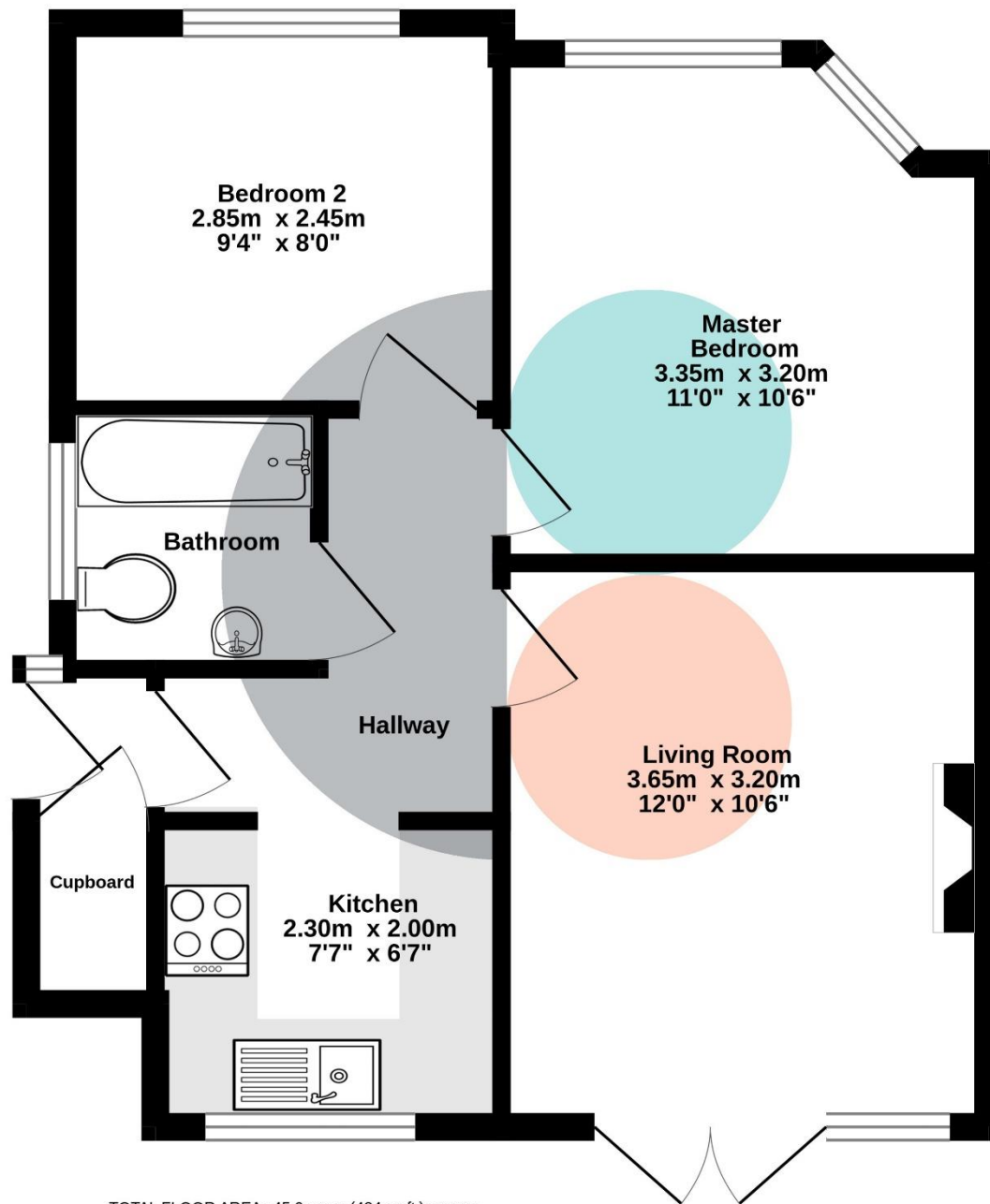
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



TOTAL FLOOR AREA : 45.0 sq.m. (484 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



