



48 Melmore Gardens, Cirencester, GL7 1NS
£155,000

A superb opportunity to purchase a freshly refurbished 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 and built-in appliances, full gas fired central heating system with brand new installed combination boiler !, white modern bathroom room with bath and fitted shower and window to the side. The maisonette boasts Upvc double glazing and has just been fully redecorated and haw new carpets and floor coverings creating an attractive and stylish living space. A great aspect of the property is the good sized rear garden benefiting from a sunny south facing aspect. 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 separate garden to the rear accessed down a pathway to the rear of the building, the garden is secure offering a great environment for small animals or young children.

Broadband and mobile

We recommend purchasers go to Ofcom for further details.

Council Tax

Band A

Viewing

Through Cain and Fuller in Cirencester

EPC

To follow

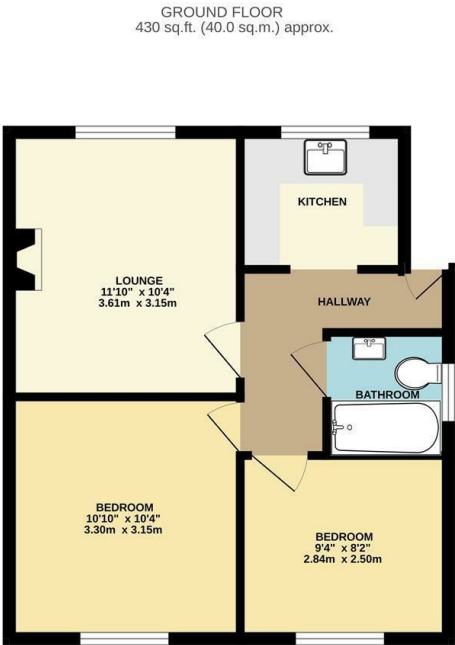
Agents Note

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



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