

PerryBishop

PROPERTY MADE PERSONAL

Melmore Gardens, Cirencester, Gloucestershire, GL7 1NR



First floor maisonette • Two bedrooms • In need of updating • Private rear garden • Kitchen • Bathroom • Within a mile's walk of Cirencester's town centre • No onward chain • EPC D

Melmore Gardens,

Cirencester, Gloucestershire, GL7 1NR

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Offered for sale with no onward chain and in need of updating is this two bedroom first floor maisonette benefitting from a private rear garden and situated within a mile's walk of Cirencester's town centre.

The accommodation comprises of an entrance hall, kitchen, sitting room, the two bedrooms and bathroom.

Outside, an enclosed garden can be found to the rear of the property.

Amenities

The market town of Cirencester is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, and a weekly market. There are also several

delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Cirencester follow right along Castle Street. Bear left into Sheep Street then right. Follow straight across the mini roundabout to the main roundabout, turning left onto the Ring Road. At the next roundabout turn right. At the mini roundabout turn left into Bridge Road. The road bears sharply to the right, turn immediately left in to Siddington Road and Melmore Gardens can be found at the end of the road on the right hand side.

What 3 Words: ///walked.ambushed.kiosk





Services & Tenure

The property is Leasehold with an original term of 999 years from 24 June 1938 (912 years remaining).

Local Authority

Cotswold District Council

Council Tax Band: A

Our reference

CIR/SW/RN/31012025

We'd love to hear from you

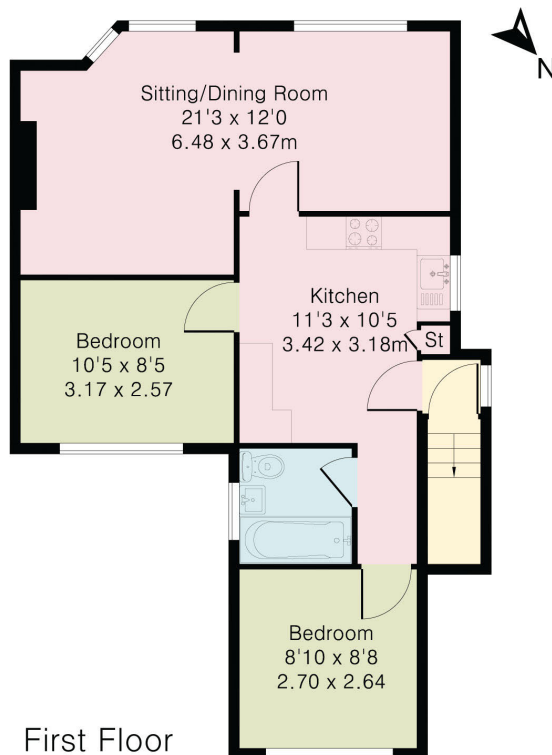
2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk



Approximate Gross Internal Area 583 sq ft - 54 sq m



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

