

25, Melmore Gardens, GL7 1NR

£160,000

CJ HOLE
est. 1867

25, Melmore Gardens, GL7 1NR

2 Total Bedrooms, 1 Reception Room, 1 Bathroom, Flat/Apartment, Garden, Off Street Parking, Fair decoration

£160,000

Cirencester Sales
1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158|cirencester@cjhole.co.uk

This ground floor maisonette is in a cul-de-sac location close to local amenities. 2 double bedrooms, off-road parking and enclosed rear garden. Benefiting from gas central heating and double glazing throughout.

Accommodation comprises: -
Entrance Hall with storage cupboard, door to all room.

Kitchen
Range of floor & wall mounted storage cupboards, single drainer sink with mixer tap, space for cooker, plumbing for automatic washing machine, Upvc double glazed window to rear aspect

Living Room
Double glazed patio doors, giving access to the garden, wood laminate flooring.

Bedroom 1
Upvc double glazed window to front aspect,

Bedroom 2
Upvc double glazed window to front aspect.

Bathroom
Upvc double glazed window to side aspect, modern panel bath with mixer unit, low level w.c pedestal wash hand basin, heated towel rail.

Outside
Ther is space for off road parking for two cars, side access to the front door and gated access to the garden. Enclosed garden mainly laid to lawn with flower beds, patio and garden shed.

Council Tax A £1524.57
EPC C69
Leasehold Lease remaining - 912 years
Lease end date 24/06/2937

Ground rent £3.90 per annum





25, Melmore Gardens, GL7 1NR

Cirencester Sales
1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158|cirencester@cjhole.co.uk

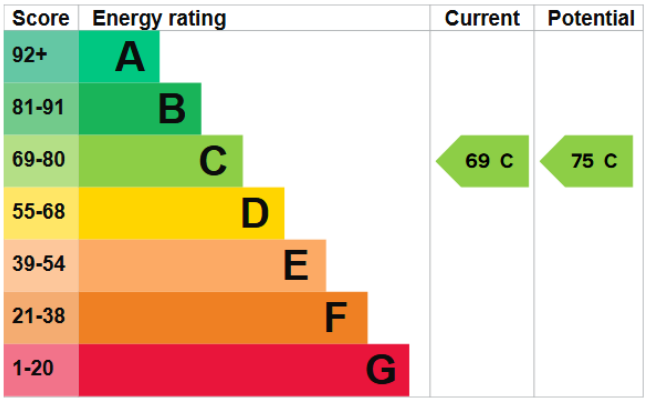






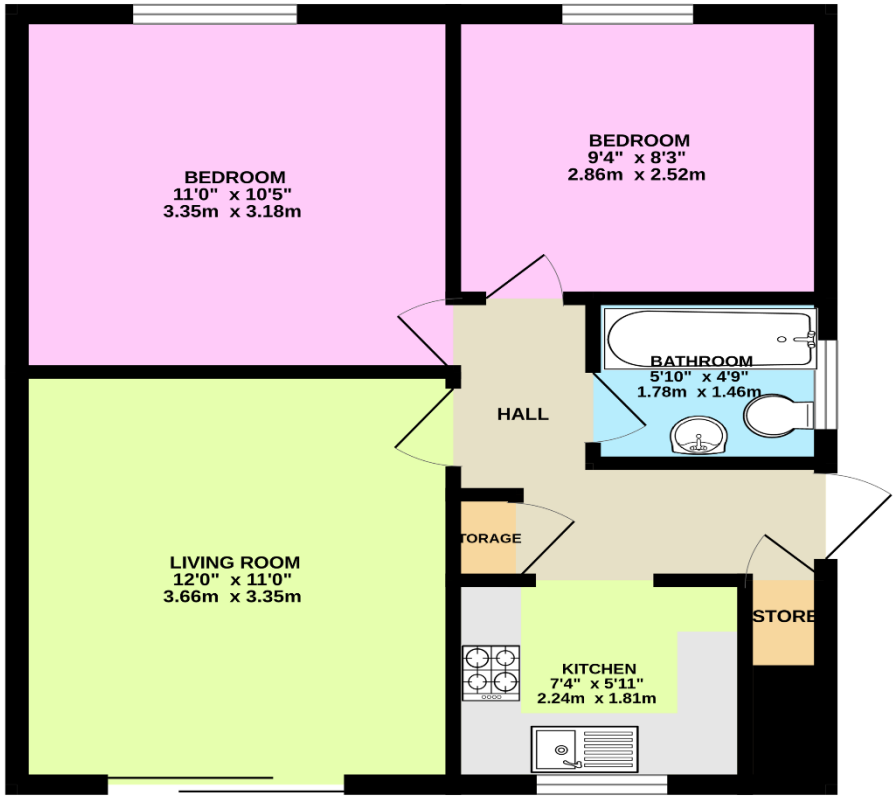






25, Melmore Gardens, GL7 1NR

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 sq.m.) 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 ©2025

Hillside (Cirencester) Limited t/a CJ Hole (Cirencester) for themselves and for the vendors or lessons of this property whose agents they are given notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract; (ii) no person in the employment of Kelsoon Ltd trading as CJ Hole has any authority to make or give any representation or warranty whatever in relation to this property.