



Tetbury Street, Minchinhampton.

29 Tetbury Street, Minchinhampton, Stroud, GL6
9JH

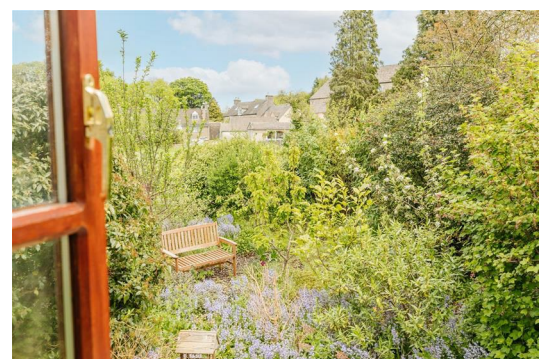
Asking price £300,000

DESCRIPTION

29 Tetbury Street represents an opportunity for someone to personalise this cottage to their own specification. Built from Cotswold stone and occupying a central location with Minchinhampton, a welcoming market town well known for its open countryside, shops and cattle who wander the streets during the summer months. The pretty rear garden is well established and backs onto the 'Lemon Field', an open area of land which dates back to The Nuns Of Caen who built their monastery in the field around one thousand years ago after being given the land by William the Conqueror. The cottage today needs updating but has great potential to make a beautiful 'chocolate box cottage' and should planning permission be obtained, could be extended to make a larger property.

LOCATION

Minchinhampton is a historic market town located a short distance from Stroud adjacent to some 650 acres of unspoilt Common in the ownership of the National Trust, a marvelous place for residents and visitors to enjoy. For a small market town, Minchinhampton has a wide range of facilities. These include a general store, butcher, chemist, post office, doctors and dental practices, gastro pub, 2 café's, a popular primary school as well as two welcoming churches, one Anglican and one Baptist. The town is within easy reach of the M4 and M5 motorways, convenient for Bristol or London, while nearby Stroud which has 4 major supermarkets and trains into London Paddington, which are scheduled from 90 minutes. Bath, Cirencester and Cheltenham are within easy reach and Minchinhampton and has two golf clubs offering 3 challenging courses.





- COTSWOLD STONE COTTAGE
- TWO BEDROOMS
- CENTRAL MINCHINHAMPTON
- LOVELY REAR GARDEN
- SCOPE TO IMPROVE
- OVERLOOKING 'THE LEMON FIELD'
- ALL ELECTRIC
- SHOPS NEARBY
- FANTASTIC COMMUNITY
- MID TERRACE



DIRECTIONS

29 Tetbury Street is most easily found from Stroud by following directions for Cirencester on the A419. On reaching Brimscombe Corner, turn right on to Brimscombe Hill and follow this road until you reach the cross-roads on the common (Tom Long's Post). Turn left, immediately right and then immediately left again and follow Windmill Road until you reach a cross road in the centre of Minchinhampton. Park in the centre of town, walk down the High Street and turn left into Tetbury Street where number 29 will be found towards the top of this street on the left.

GENERAL INFORMATION

General Information: Tenure: Freehold

Services: Believed to be mains water, electricity and drainage. Electric heating.

Postcode: GL6 9JH.

Viewing: Strictly by appointment through Ford Loveday Estate Agency.

Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale.

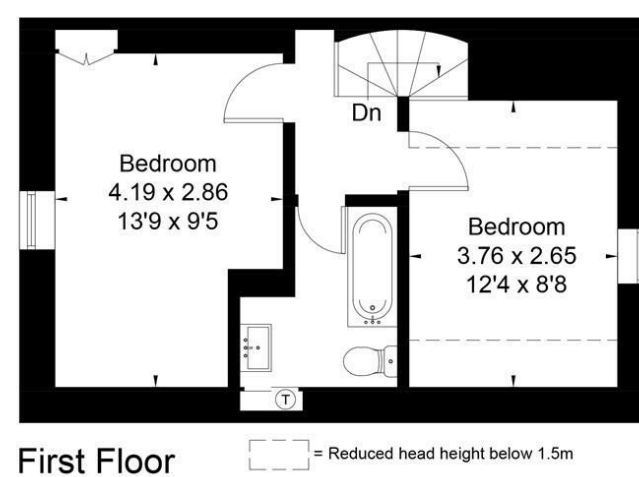
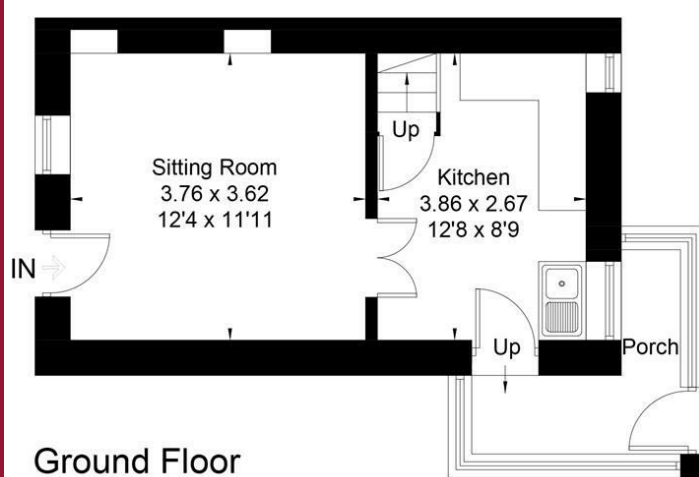
All others are specifically excluded but may be made available by separate negotiation.

29 Tetbury Street is in a conservation area.

Local Authorities: Stroud District Council. Council Tax Band C. EPC rating G.



Approximate Area = 60.1 sq m / 647 sq ft
Including Limited Use Area (3.2 sq m / 34 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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ESTATE AGENCY

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