



## Barcelona Drive, Minchinhampton

9 Barcelona Drive, Minchinhampton, Stroud,  
GL6 9DS

Asking price £285,000

### DESCRIPTION

9 Barcelona Drive is a modern 2 bedroom detached coach house with its own car port underneath and is offered chain free. Given the age of property, it is low maintenance, easy to run and well presented with new carpets and décor having just been attended to. With a history of being tenanted, 9 Barcelona Drive will appeal to a variety of purchasers with a good rental yield and capital appreciation of approximately 45% in 8 years, it could be ideal as an investment or a home. Two double bedrooms, the main having an en-suite shower room, both with built in storage plus the main bathroom are coupled with a sitting room/dining room with bow window and Juliet balcony. A ground floor entrance porch is accessed from the carport and a handy storeroom is located on the ground floor too.

### LOCATION

Minchinhampton is a historic market town located a short distance from Stroud with some 650 acres of Common land in the ownership of the National Trust, a marvelous place for residents and visitors to enjoy. For a small market town, Minchinhampton has a varied range of facilities. These include a general store, butcher, chemist, post office, doctors, gastro pub, 2 cafés, 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 has 4 major supermarkets and trains into London Paddington. Bath, Cirencester and Cheltenham are within easy reach. Minchinhampton has two golf clubs offering 3 challenging courses, a tennis club, a cricket club and a rugby club.





- DETACHED COACH HOUSE
- CAR PORT
- RENTAL POTENTIAL
- LOW MAINTENANCE
- NEW CARPETS & DECOR
- TWO DOUBLE BEDROOMS
- CLOSE TO GOOD SCHOOLS
- GREAT COMMUTER LINKS
- CLOSE TO COMMON
- SHOPS NEARBY



**DIRECTIONS**

9 Barcelona Drive 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 Ricardo Road on the left which is opposite Horsfall House Care Home. Turn left in Ricardo Road over the cattle grid and park on the left-hand side for the initial inspection.

**GENERAL INFORMATION**

General Information: Tenure: Freehold

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

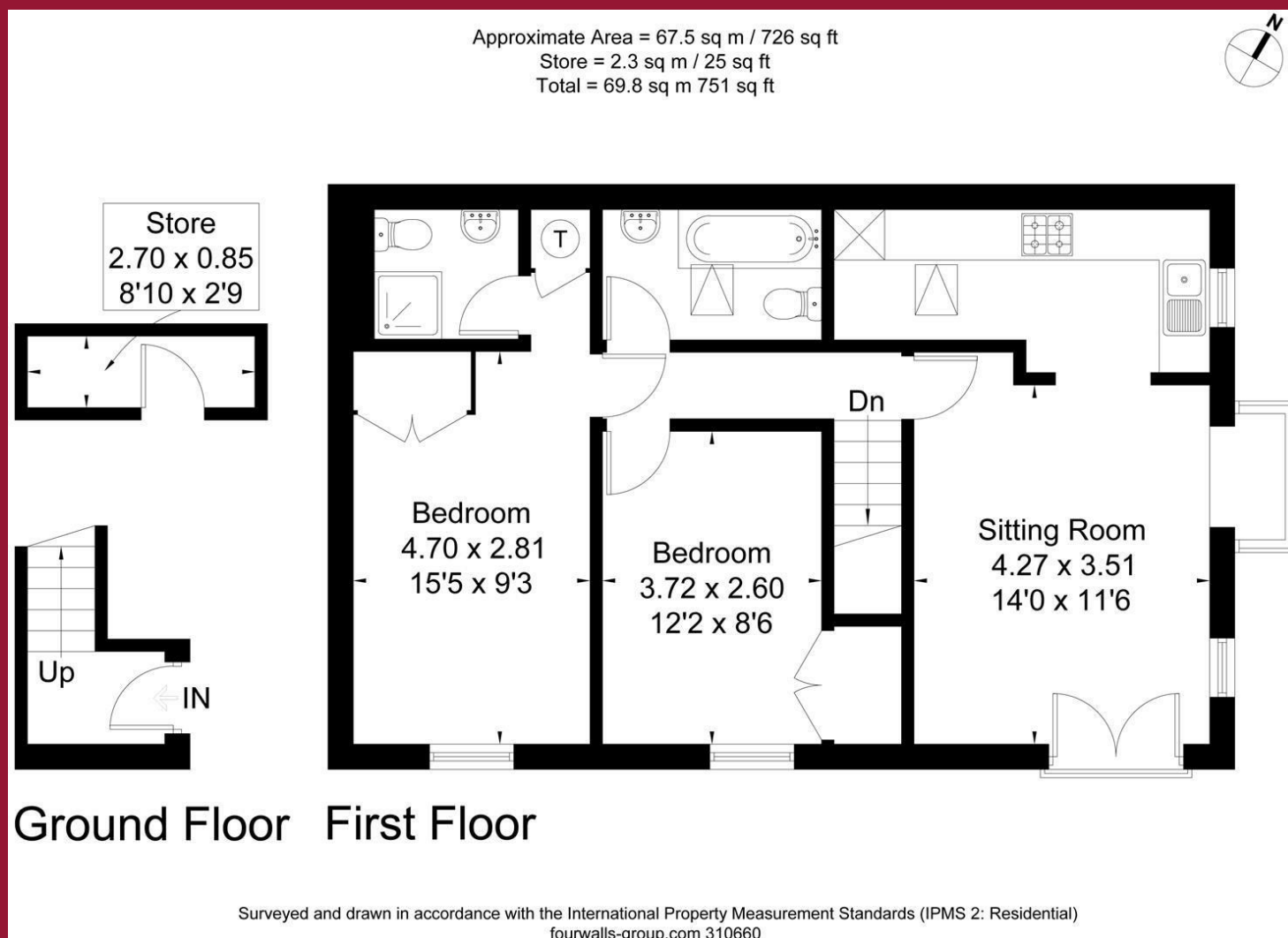
Postcode: GL6 9DS.

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.

Local Authorities: Stroud District Council. Council Tax Band B.



T: 07555 630 652

E: sales@fordloveday.co.uk

[www.fordloveday.co.uk](http://www.fordloveday.co.uk)

**FORD  
LOVEDAY**  
ESTATE AGENCY

If you require this publication in an alternative format, please contact Ford Loveday Estate Agency on T: 07555 630652. IMPORTANT NOTICE: Ford Loveday Estate Agency, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Ford Loveday Estate Agency have not tested any services,