

CAMBRAI
PAINSWICK
GLOUCESTERSHIRE



Cambrai, Cheltenham Road, Painswick, Gloucestershire, GL6 6XN

BEAUTIFULLY PRESENTED END OF TERRACE HOME SET IN THE HEART OF THE POPULAR VILLAGE OF PAINSWICK AND CLOSE TO ALL LOCAL AMENITIES, OPPOSITE THE RECREATION GROUND.

Open Plan Sitting/Dining Room, Fitted Kitchen, 2 Bedrooms, Shower Room, Pretty Courtyard Garden with Garden Storage, Studio/Home office, Views.

GUIDE PRICE £350,000

DESCRIPTION

This stylish and contemporary end terrace home has been much enhanced by the current owners to maximise the space and period features. Its centre of the village location makes it ideal as a home, rental investment or even holiday let. On the ground floor the open plan sitting/dining room is a particular feature, full of light with an open fireplace. The kitchen has been replaced in recent years and benefits from a built in dishwasher, induction hob/electric oven and a range of storage units. On the first floor there is a lovely double bedroom with exposed wooden floor, built in wardrobes and lovely views together with a single bedroom and a shower room. The rear garden can be accessed either from the kitchen or to the side of the house with built in bin store and fabulous home office/studio with bi folding doors opening to the courtyard style garden.

DIRECTIONS

The property is most easily located by leaving our office in Painswick on the A46 in the direction of Cheltenham. Pass through the traffic lights and Cambrai can be found as the first of three terraced properties on the left hand side.

LOCATION

Painswick, affectionately known as "The Queen of the Cotswolds", is one of the most popular villages in Gloucestershire, probably best known for its church spire and ninety nine Yew trees and is an absolute delight with its quaint narrow streets and wealth of traditional Cotswold limestone houses and cottages. Local amenities include churches, a sought after primary school, hotel, restaurants, two public houses, a wide variety of most interesting shops, medical centre, golf course and other recreational facilities. There are lovely country walks on Painswick Beacon with a choice of many others nearby. The Georgian spa town of Cheltenham with its famous racecourse, approximately 10 miles distance, is easily accessible, as is Gloucester, Bath, Bristol, Swindon and the M4 and M5 motorways. A main line railway station at nearby Stroud brings London within 90 minutes travelling time.

Motorway M5 J11a - 6.5 miles, Motorway M5 J13 - 7 miles, Motorway M4 J15 Swindon - 35 miles, Gloucester Railway Station - 6.5 miles, Stroud Railway Station - 4 miles, Cheltenham (central) - 10.5 miles. Distances are approximate.

AGENTS NOTE

There is a pedestrian right of way through the rear garden for the neighbouring property.

TENURE Freehold

EPC EER: Current 63 / Potential 86

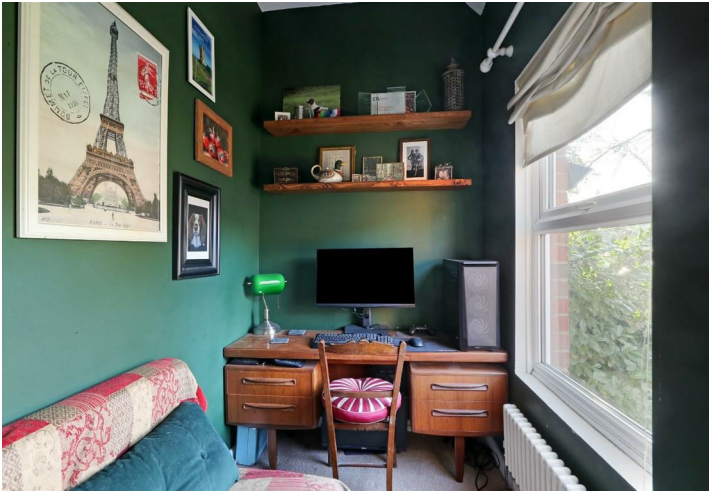
SERVICES All mains services are believed to be connected to the property.
Gas central heating. Stroud District Council, Band B

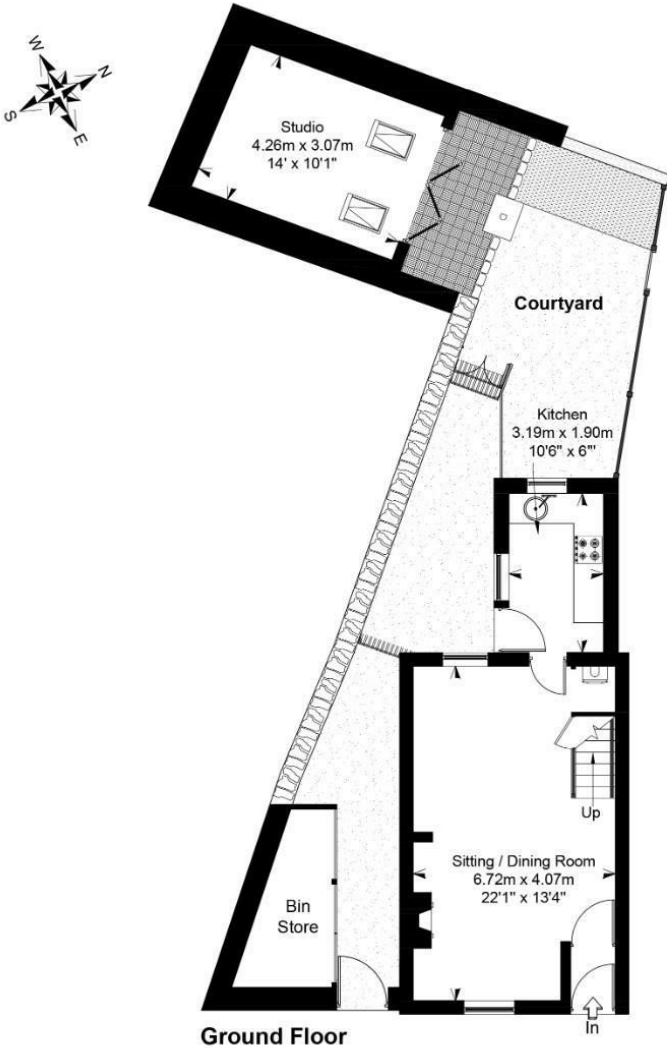
VIEWING By prior appointment with **MURRAYS ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property**

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate





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House Approximate IPMS2 Floor Area	61 sq metres / 657 sq feet
Studio	13 sq metres / 140 sq feet
Total	74 sq metres / 797 sq feet



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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



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