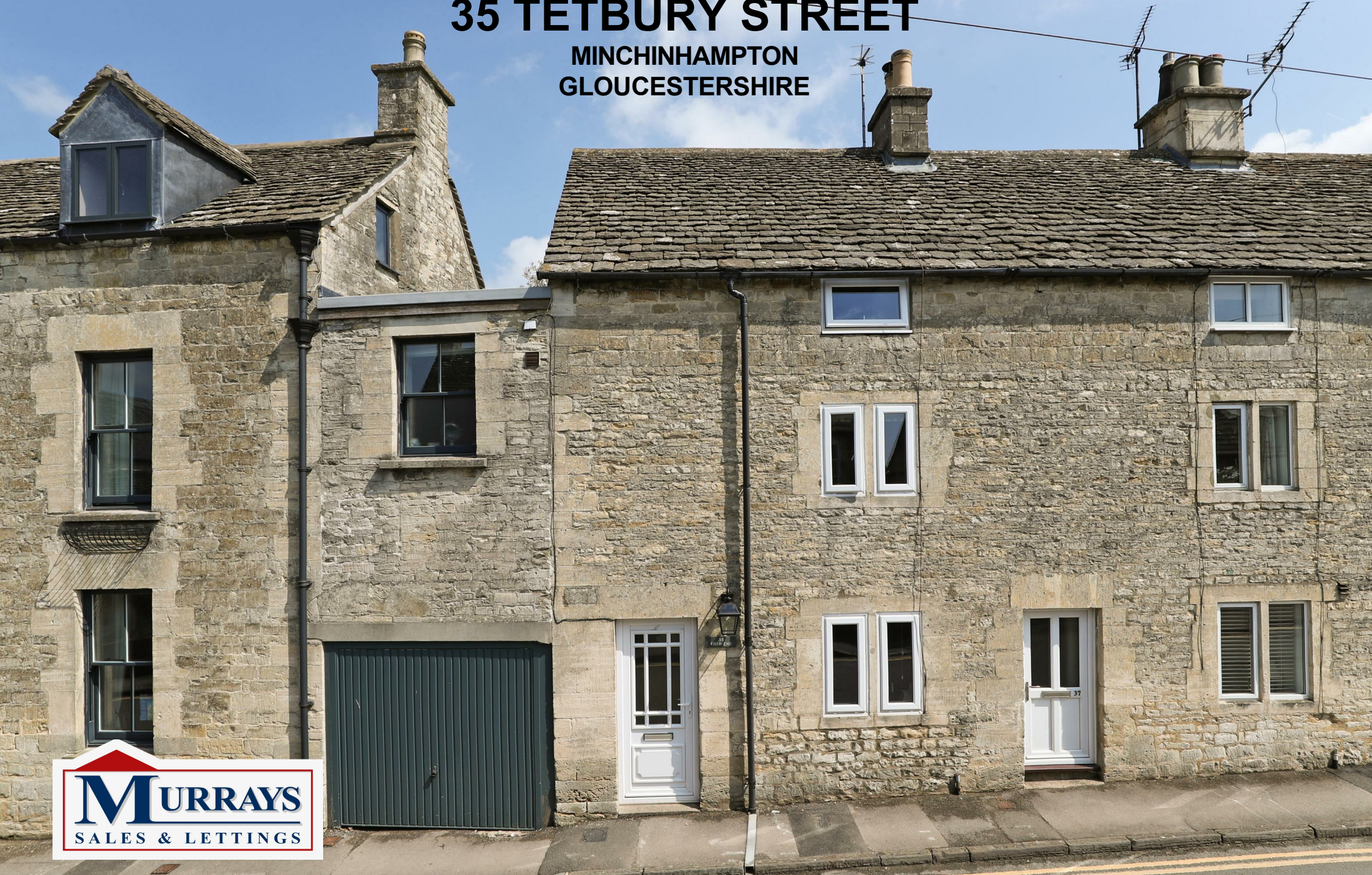


35 TETBURY STREET

MINCHINHAMPTON
GLOUCESTERSHIRE



35 Tetbury Street, Minchinhampton, Stroud, Gloucestershire, GL6 9JH

A BEAUTIFULLY PRESENTED 3 BEDROOM PERIOD COTTAGE IN THE HEART OF MINCHINHAMPTON WHICH HAS BEEN SYMPATHETICALLY EXTENDED AT THE REAR TO CREATE A WONDERFUL KITCHEN/DINING ROOM

Sitting Room, Open Plan Kitchen/Dining Room, 3 Bedrooms, Bathroom, Split Level Paved Rear Garden

GUIDE PRICE £425,000

DESCRIPTION

35 Tetbury Street is a charming and light filled cottage, full of character, in the very heart of Minchinhampton. The accommodation, which is set over three floors is beautifully presented and offers well proportioned spaces, including an excellent kitchen/dining room at the rear overlooking a pretty c.35 foot courtyard garden with views across the 'Lemon Field' and towards Minchinhampton Church. The sitting room has exposed stone walls, beamed ceiling and wood burner with a south-westerly aspect. Behind a traditional latched door, stairs lead to the first floor landing off which is the principle double bedroom with walk in wardrobe, the bathroom and third bedroom which is currently used as a home office. The second double bedroom is on the top floor with exposed wood flooring and useful built-in storage.

DIRECTIONS

From our Minchinhampton Office, turn left into Tetbury Street and number 35 will be found on the left, about two thirds of the way up.

ADDITIONAL INFORMATION

Tenure: Freehold
EPC: D Current 64 / Potential 86
Stroud District Council Tax Band C - £1,974.69 (24/25)
All mains services are connected to the property. Gas central heating
Broadband : Standard 5 Mbps, Superfast 76 Mbps
Mobile Network Coverage: EE, O2, Vodafone

LOCATION

Tetbury Street is a pretty Cotswold lane with several beautiful historic buildings in the centre of Minchinhampton. Around the corner from the High Street, the cottage is within easy walking distance of all that Minchinhampton has to offer including the popular primary school. With a population of circa 3,000, Minchinhampton is well served with a general store, butcher, chemist, post office, gastro pub (The Crown), cafes and other retailers as well as a doctors' surgery. Minchinhampton Common is adjacent, offering 650 acres of National Trust land, free for all to enjoy, as well as two golf clubs with three challenging courses between them. Popular nearby towns include Nailsworth and Stroud, with several major supermarkets in Stroud, including a Waitrose. Minchinhampton is within 2 hours from London by road or about 90 minutes by train from nearby Stroud mainline station. Bristol, Cheltenham, Bath, Gloucester and Swindon are within commuting distance, with good access to both the M4 and M5 motorways.

Viewing By prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, 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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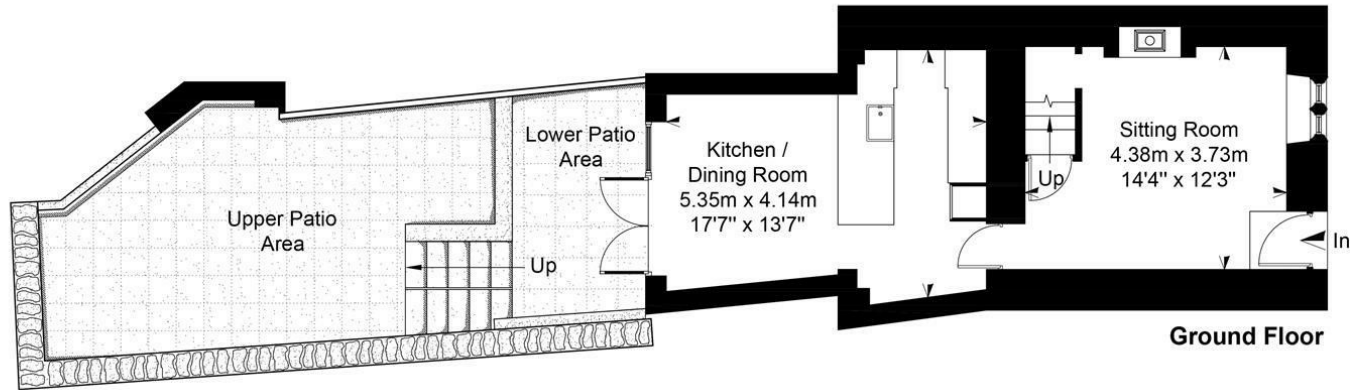
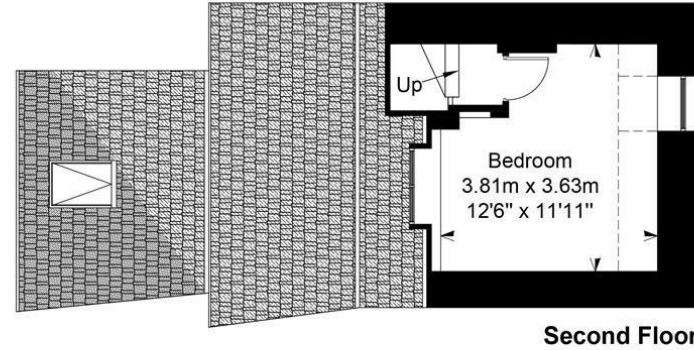
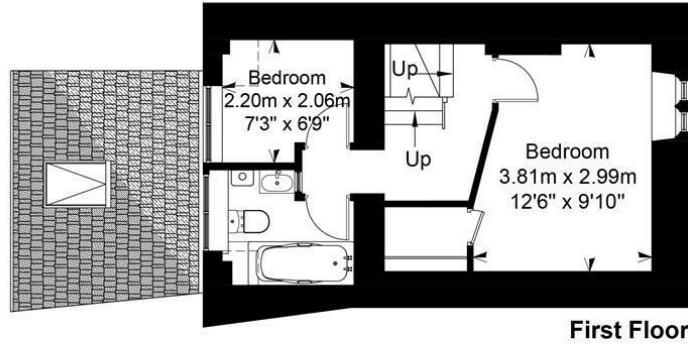
House Approximate IPMS2 Floor Area 81 sq metres / 872 sq feet
 (Includes Limited Use Area 10 sq metres / 107 sq feet)

 = Limited Use Area



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 07890 327 241
 Job No SP3407

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



4 London Road, Stroud, GL5 2AG
 Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
 Internet: www.murraysestateagents.co.uk

The Old Baptist Chapel, New St, Painswick, GL6 6XH
 Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
 Internet: www.murraysestateagents.co.uk

3 High Street, Minchinhampton, GL6 9BN
 Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
 Internet: www.murraysestateagents.co.uk

Mayfair Office: Cashel House, 15 Thayer Street, London, WLU 3JT
 Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
 Internet: www.mayfairoffice.co.uk