

13 CAMBRIDGE WAY

MINCHINHAMPTON



13 Cambridge Way, Minchinhampton, Stroud, GL6 9DE

A DETACHED 4 BEDROOM FAMILY HOME IN A SOUGHT AFTER AND CENTRAL LOCATION IN THE POPULAR MARKET TOWN OF MINCHINHAMPTON. OFFERED CHAIN FREE.

Entrance Hall, Sitting Room, Open-plan Kitchen & Dining Room, 4 Bedrooms, Family Bathroom, Guest WC, Integrated Garage, Front and Rear Gardens, Driveway, Off-Street Parking

GUIDE PRICE £625,000

DESCRIPTION

13 Cambridge Way is a detached 4 bedroom house with an integral garage, off street parking and both front and rear gardens. A popular location with all ages within Minchinhampton given it's close proximity to the High Street, Minchinhampton Primary School, Church and National Trust Common Land. This property is one of the few sought after, detached homes which lend themselves well to both alteration and extension (subject to the relevant planning permissions). The accommodation comprises a small entrance hall with access to the internal garage on the right hand side and the large extended sitting room with wood burning stove to the left. The open-plan kitchen and dining room, accessed via the sitting room, spans the rear of the property with direct access to the rear garden. Off the kitchen is a separate guest WC and side door. The first floor landing serves three double bedrooms, a 4th single bedroom, and spacious family bathroom.

13 Cambridge Way has a level, well stocked and private rear garden with sliding patio doors to it from the house and separate side access. There is also a useful log store and shed. To the front of the property there is a small lawn and driveway offering off-street parking for 2 cars.

DIRECTIONS

13 Cambridge Way is most easily found by leaving our Minchinhampton office onto West End which merges with Windmill Road after a few hundred yards. Turn right into Dr Browns Road and then right again into Cambridge Way. No.13 is on the left hand side.

LOCATION

Minchinhampton is a thriving market town with a strong sense of community spirit and numerous events taking place throughout the year. Famous for it 650 acres of National Trust Common land and the cows that roam freely in the summer months, often frequenting the High Street, the town is full of character. With excellent amenities, the town boasts a popular gastro pub (The Crown), several thriving coffee shops (The Kitchen & Henry's) a post office, pharmacist, butcher, general store and doctors surgery. The area has much to offer, with lovely walks, three golf courses, one located on Minchinhampton Common and the nearby towns of Tetbury, Cirencester and Nailsworth are within easy reach.

Education is also a key attraction to the area with an excellent choice of primary and secondary schools, including several grammar schools in both Stroud and Gloucester. Minchinhampton itself has a popular and sought after primary school. The town is also well located for transport links with London circa 2 hours by road or just over 90 minutes from Stroud Station. The M5 motorway is also easily accessible for commuting to Bristol, Cheltenham, Gloucester and Swindon.

TENURE	Freehold
EPC	EER: Current 63 / Potential 80
SERVICES	All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band E - £2,715.20. Ofcom Checker: Broadband - standard 8 Mbps superfast 75 Mbps, Mobile Networks - EE, O2, Vodafone, Three

Viewing by prior appointment with MURRAY'S 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

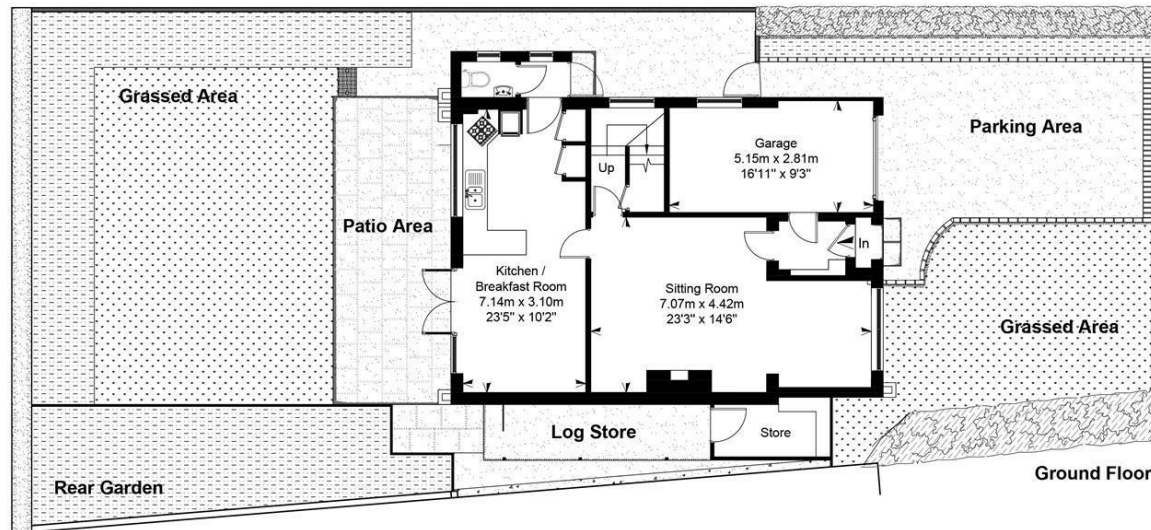
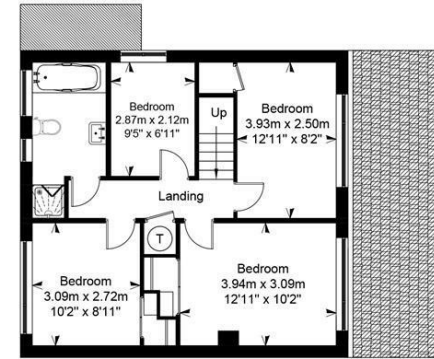


13 Cambridge Way, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area	115 sq metres / 1238 sq feet
House	14 sq metres / 150 sq feet
Garage	4 sq metres / 43 sq feet
Store	4 sq metres / 43 sq feet
Total	133 sq metres / 1431 sq feet

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Job No SP3436

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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