

49 BESBURY PARK

MINCHINHAMPTON



49 Besbury Park, Minchinhampton, Stroud, GL6 9EN

A SPACIOUS AND WELL PROPORTIONED DETACHED 3 BEDROOM BUNGALOW IN A POPULAR CUL-DE-SAC WITHIN WALKING DISTANCE OF THE COMMON AND ALL THE LOCAL MINCHINHAMPTON AMENITIES

Porch, Hallway, Sitting/Dining Room, Kitchen/Breakfast Room, 3 Double Bedrooms, Family Bathroom, Guest WC

GUIDE PRICE £565,000

DIRECTIONS

The property is most easily found by leaving our Minchinhampton office up the High Street, past the Market House and into Butt Street. At the junction turn right onto the Cirencester Road and then take a left into Besbury Park after a few hundred yards. Enter Besbury Park, turn right and No.49 will be found on your left hand side.

SITUATION

Besbury Park is a popular and quiet development on the east side of Minchinhampton. Located within easy walking distance of both its famous Common and all the town's excellent facilities including doctors surgery, a general store, a butcher and chemist (among other retailers) a gastro pub (The Crown), 2 independent coffee shops and a fish and chip shop.

Providing over 600 acres of National Trust land and also host to a golf course, the common is well known for the cattle that freely graze in the summer months. One of the key draws to the area is the excellent choice of schools in both the private and state sector. Minchinhampton has a popular primary school and there are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park is within walking distance across the common, as well as numerous other schools in the private sector including nearby Westonbirt School in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham.

Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award winning Saturday farmer's market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.

DESCRIPTION

49 Besbury Park is a detached and spacious bungalow filled with natural light. The internal accommodation is divided by a wide central hallway and consists of a large sitting room which leads through to an open plan kitchen/dining room, three double bedrooms, a family bathroom and guest WC.

The property sits comfortably in the centre of it's level plot with front and rear gardens laid to lawn with mature shrubs and borders, off street parking for several cars and a detached 21' garage.

The current owners have recently started renovation works including a new heating system, bathrooms and re-plastering. The property does require some further cosmetic finishing which will give a new owner the opportunity to put their own stamp on their new home.

TENURE	Freehold
EPC	EER: Current 70 / Potential 84
SERVICES	All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Tax Band F - £3,208.87. Ofcom checker: Broadband 27 Mbps standard 1000 Mbps ultrafast, 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



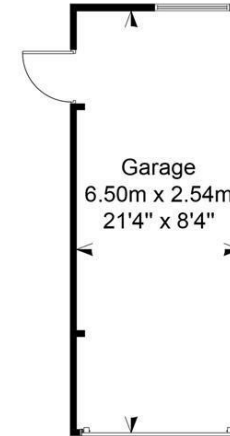
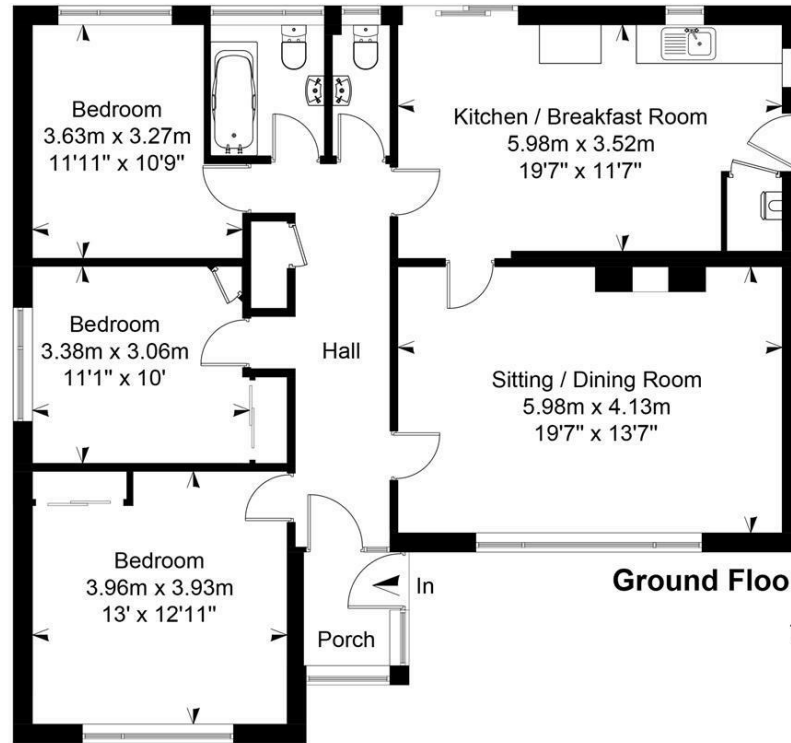
49 Besbury Park, Minchinhampton, Gloucestershire



Approximate IPMS2 Floor Area

Bungalow 107 sq metres / 1152 sq feet
Garage 16 sq metres / 172 sq feet

Total 123 sq metres / 1324 sq feet



Simply Plans Ltd © 2024
07890 327 241
Job No SP3501

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

Outbuildings
Not Shown In Actual Location Or Orientation



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, W1U 3JT
Tel: 0870 112 7099

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