

PIPPINS

OLD COMMON
MINCHINHAMPTON



Pippins, Old Common, Minchinhampton, Stroud, GL6 9EH

A DETACHED 2 BEDROOM FREEHOLD BUNGALOW OFFERING HUGE POTENTIAL FOR RENOVATION OR POSSIBLE REDEVELOPMENT, LOCATED ON A QUIET CUL-DE-SAC IN THE POPULAR MARKET TOWN OF MINCHINHAMPTON

Porch, Sitting/Dining Room, Kitchen, 2 Double Bedrooms, Bathroom, Workshop/Garage, Front and Rear Gardens, Off Street Parking

GUIDE PRICE £425,000

DESCRIPTION

Pippins is a detached bungalow that sits comfortably in the middle of its good sized level plot. Currently the accommodation consists of a large open plan sitting/dining room, separate kitchen, 2 bedrooms, a family bathroom and converted workshop which used to be the garage.

With plenty of potential either as a small renovation project or a more substantial redevelopment (subject to the relevant planning permissions), this property offers a vast scope of options.

With both front and rear gardens, off street-parking, privacy and peace this is a rare opportunity.

DIRECTIONS

From our Minchinhampton Office proceed along the High Street into Butt Street. Shortly before the junction with Cirencester road, turn right over the cattle grid into Summersfield Road and follow this round to the left until its junction with Old Common. Turn right and proceed just over half way down with Pippins being on the left hand side.

SITUATION

Old Common is a quiet cul de sac in the north-east corner of the popular market town of Minchinhampton. The lane terminates shortly after Pippins with direct access onto National Trust Common. The property is located within

walking distance of Minchinhampton's historic Market Place and High Street with excellent facilities, including a general store, Post Office, butcher and chemist among other retailers. There is also a popular pub (The Crown), several cafes, a doctor surgery and numerous sports clubs, including two golf clubs in the immediate vicinity. The town also has an excellent primary school and is in the catchment area for popular secondary schools, including Grammar schools - Stroud High and Marling. There is a Waitrose and three other major supermarkets in nearby Stroud and also a mainline station, with trains into London Paddington, circa 90 minutes and approximately two hours by road. Being set in the apex of the M4 and M5 motorways facilitates easy access to a wide area.

TENURE Freehold
EPC EER: Current 56 / Potential 81

SERVICES All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band D £2,221.53. Ofcom Checker: Broadband - standard 5 Mbps Superfast 56 Mbps, Mobile Networks - EE, O2, Vodafone, Three

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

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Pippins, Old Common, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area	61 sq metres / 656 sq feet
House	17 sq metres / 183 sq feet
Workshop	17 sq metres / 183 sq feet
Total	78 sq metres / 839 sq feet



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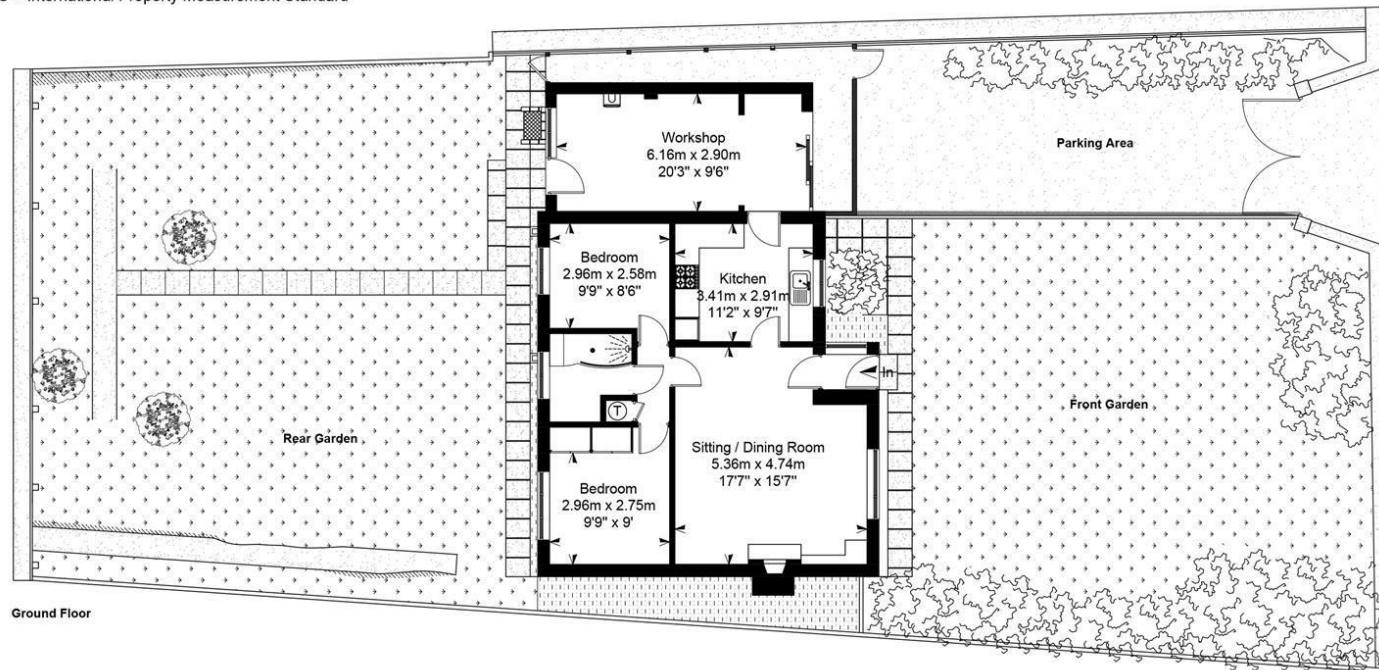
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This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



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