

# 19 CAMBRIDGE WAY

MINCHINHAMPTON  
GLOUCESTERSHIRE





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## 19 Cambridge Way, Minchinhampton, Stroud, Gloucestershire, GL6 9DE

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### A DETACHED FOUR BEDROOM HOUSE WITH PLENTY OF POTENTIAL FOR BOTH RENOVATION AND EXTENSION WITH OFF-STREET PARKING AND GARAGE IN A POPULAR LOCATION

**Entrance Porch, Double Sitting Room, Dining Room, Kitchen, 4 Bedrooms, Family Bathroom with separate WC, Guest WC, Garage, Front Garden and Driveway, Rear Garden**

### GUIDE PRICE £550,000

#### DESCRIPTION

19 Cambridge Way is a detached 4 bedroom house with an integral garage, off street parking and both front and rear gardens. A popular address within Minchinhampton, as the houses that flank it were constructed to a design which generally facilitates building on to create more accommodation, if so desired (subject to planning consent). This property is one of the remaining detached examples where this could be an option. Currently the accommodation comprises a front porch, leading to a central entrance hall off which are the double sitting room, with a dining room and kitchen at the rear of the house. The latter has a rear porch and a cloakroom off. The first floor landing serves three double and a single bedroom, a bathroom with shower and a separate WC. 19 Cambridge Way has a level, well stocked and private garden at its rear and side, with sliding patio doors to it from the house and separate side access.

#### LOCATION

Minchinhampton is a thriving market town with a strong sense of community spirit and numerous events taking place throughout the year. Famous for its 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. Popular with tourists, 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 also act as a draw. 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.

#### DIRECTIONS

19 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.19 is then the last house on your left hand side.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current 62 / Potential 75</b>
<b>SERVICES</b>	<b>All mains services are believed to be connected to the property, gas central heating, mains drainage. Stroud District Council Tax Band E</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property</b>

*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

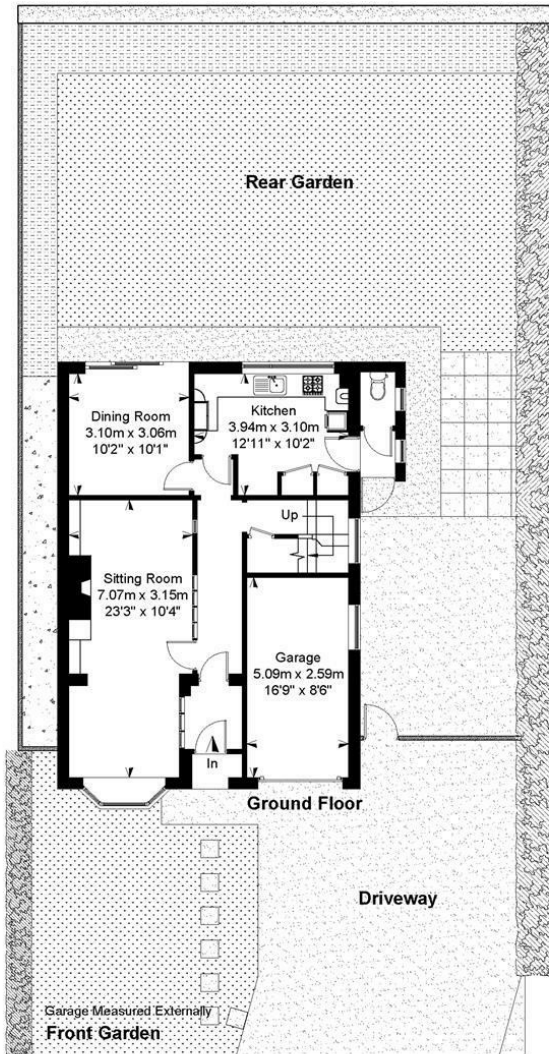
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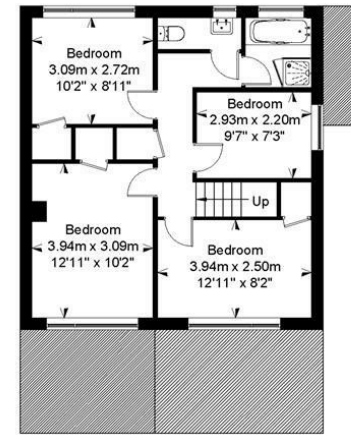
**19 Cambridge Way, Minchinhampton, Gloucestershire**

House  
Garage

Approximate IPMS2 Floor Area  
116 sq metres / 1248 sq feet  
13 sq metres / 140 sq feet

Total

129 sq metres / 1388 sq feet



**First Floor**

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07890 327 241  
Job No SP3042

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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