

FLAT 2, MAYBANK

BUTT STREET
MINCHINHAMPTON



Flat 2, Maybank, Butt Street, Minchinhampton, Stroud, GL6 9JS

A WELL LOCATED AND BRIGHT FIRST FLOOR, TWO BEDROOM FLAT WITH A WONDERFUL PRIVATE LAWNED GARDEN, GARAGE AND OFF-STREET PARKING SPACE LOCATED IN THE CENTRE OF MINCHINHAMPTON

Entrance Hallway, Sitting Room, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom, Garden, Garage, Off-Street Parking

GUIDE PRICE £275,000

LOCATION

Maybank is ideally located a short walk from the Market Place and the hub of Minchinhampton. This thriving market town has an excellent range of local services and amenities including a popular gastro pub (The Crown), several cafes (Henrys & Cucina di Amalfi), a village shop, post office, fish and chip shop, chemist, hair and beauty salon and butchers. There are Anglican and Baptist Churches, many different clubs and societies, a community library and newly built doctors practice.

Minchinhampton Common, at the top of Butt Street, provides over 600 acres of National Trust land and is also host to a golf course, the common is well known for the cattle that freely graze this National Trust land in the summer months.

The local area is known for its excellent choice of schools in both the private and state sector. Minchinhampton has a sought after primary school within easy walking distance of Maybank, There are several grammar and comprehensive schools in nearby Stroud, Gloucester and Cheltenham. In the private sector, Beaudesert Park is within walking distance across the common, as well as nearby Westonbirt School in Tetbury, and Wycliffe in Stonehouse.

Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award winning Saturday farmers' market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes and the M4 and M5 motorways are also easily accessible.

The town is on a regular bus route to Nailsworth and Stroud. Minchinhampton Common sits adjacent to Maybank and is a marvellous source of walks. Other nearby towns include Cirencester and Tetbury.

DESCRIPTION

Maybank is tucked away in a private and secluded location within a stone's throw of the centre of Minchinhampton. One of only two flats in the building, No.2 spans the entire first floor. This 2 bedroom property is accessed via an external staircase leading to a small terrace and the front door. The property offers light and spacious accommodation with a sitting room leading into a kitchen/dining room, two double bedrooms, plenty of storage and a bathroom. What differentiates this property from other similar flats is the large and enclosed private lawned garden and an adjacent garage with additional off-street parking

DIRECTIONS

Maybank is most easily found leaving our Minchinhampton office travelling up the High Street past the war memorial and up Butt Street. Just after No.7 (Rosemary Cottage) Maybank is found immediately on the left over a cattle grid behind 1 The Old Police House.

TENURE Leasehold - Share of Freehold
EPC EER: Current 40 / Potential 72

SERVICES Mains Electricity and Water are connected to the property. Night storage heaters Stroud District Council Band B - £1,727.85 Ofcom checker: Broadband - standard 7 Mbps superfast 66 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

Viewings by prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

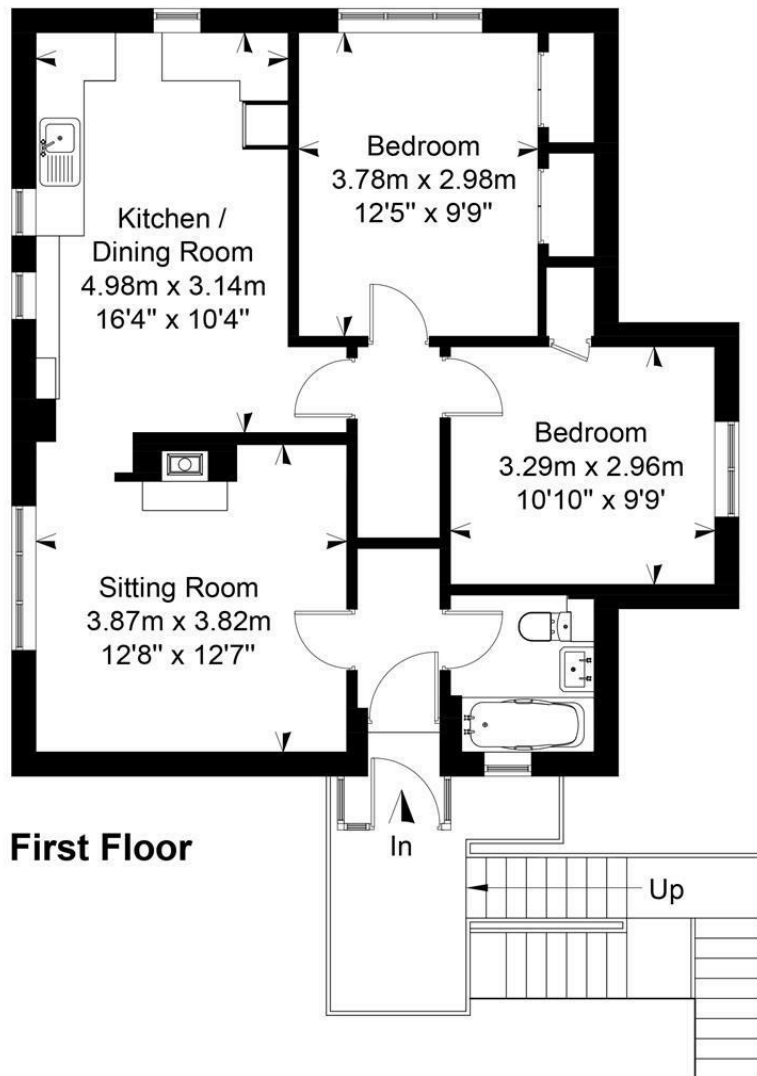
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SUBJECT TO CONTRACT

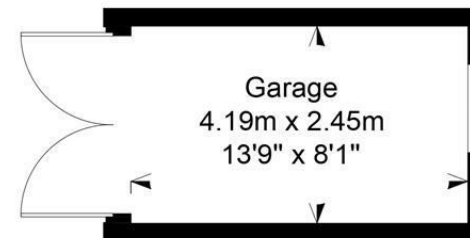
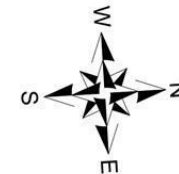
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Flat 2, Maybank, Minchinhampton, Gloucestershire



House	Approximate IPMS2 Floor Area
Garage	67 sq metres / 721 sq feet
	10 sq metres / 107 sq feet
Total	77 sq metres / 828 sq feet



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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

Outbuildings
Not Shown In Actual Location Or Orientation



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