

3 CIRENCESTER ROAD

MINCHINHAMPTON
GLOUCESTERSHIRE



3 Cirencester Road, Minchinhampton, Stroud, Gloucestershire, GL6 9EQ

A MODERN AND WELL PRESENTED DETACHED FOUR BEDROOM FAMILY HOME MOMENTS FROM THE CENTRE OF MINCHINHAMPTON AND WITHIN A STONES THROW OF MINCHINHAMPTON COMMON

Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility, Downstairs Cloakroom, En-Suite Principal Bedroom, 3 Further Bedrooms, Family Bathroom, Enclosed Rear Garden, Detached Garage, Off-Street Parking for 2 cars

GUIDE PRICE £500,000

LOCATION

Cirencester Road is within easy walking distance of the centre of Minchinhampton and all the amenities this popular Cotswold Market Town has to offer, including a new purpose build doctors practice and an excellent primary school. There is also a busy gastro pub (The Crown), cafes (Cucina di Amalfi & Henry's), a general store, butcher, chemist, Library and Post Office, among others. A strong sense of community and good social networks provide opportunities for all with social clubs and football, rugby and cricket clubs. The adjacent, 600 acre Common gives Minchinhampton its character and hosts one of the three challenging golf courses in the immediate vicinity.

The local area know for its excellent choice of schools with several grammar schools in nearby Stroud, Gloucester and Cheltenham. In the private sector, Beaudesert Park, Westonbirt School in Tetbury, and Wycliffe in Stonehouse are all nearby. Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award winning Saturday farmers' market, a leisure centre and multiplex cinema. Nailsworth, just down the hill, has an array of excellent independent retailers including the outstanding delicatessen, William's, with a fresh fish counter and the award winning bakery Hobbs.

Trains run into London Paddington direct from Stroud and Kemble mainline stations and both the M4 and M5 motorways are also easily accessible.

DIRECTIONS

The property is most easily found by leaving our Minchinhampton office up the High Street and into Butt Street. At the crossroads turn right and number 3 Cirencester Road can be found on your left hand side. Private off-street parking and the garage are found at the rear of the property (parallel to Cirencester Road) on The Tynings.

DESCRIPTION

3 Cirencester Road is a modern and well presented detached family house built in 2015. The ground floor reception rooms leads off a stylishly panelled hallway with under-stairs storage. To the front, a large sitting room with feature fireplace and to the rear, a spacious open-plan kitchen/dining room with double doors out to the garden. There is a useful fitted utility room adjacent to the kitchen and also a guest cloakroom off the hallway.

On the first floor the principal bedroom benefits from an en-suite shower room. There are two further double bedrooms and a smaller bedroom, currently used as an office. These share use of a good sized family bathroom.

The enclosed rear garden has been imaginatively designed to include a cosy sitting area, lawn and patio with well stocked raised beds. A path leads to the detached garage with rear access and a gate leading directly to the private off-street parking for 2 cars.

TENURE	Freehold
EPC	EER: Current 83 / Potential 93

SERVICES	All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band F - £3,208.87 Ofcom checker: Broadband - standard 6 Mbps superfast 80 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.
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Viewing by prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

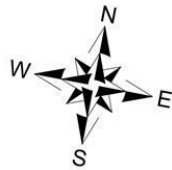
AGENTS' NOTE: (OFFERS) *Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

SUBJECT TO CONTRACT

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*



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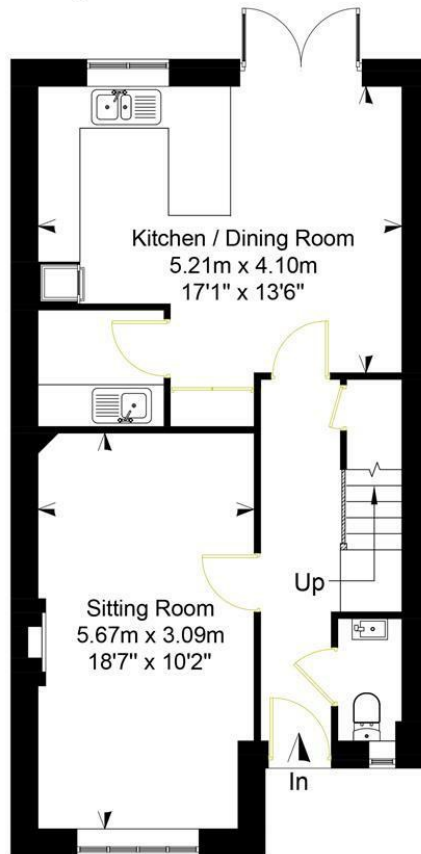


House
Garage

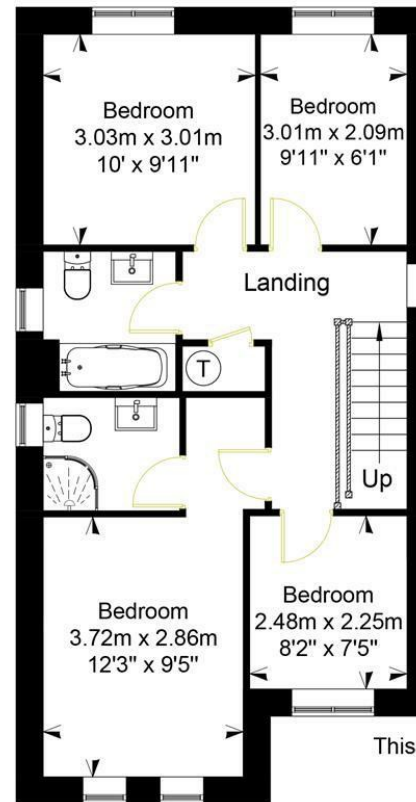
Approximate IPMS2 Floor Area
105 sq metres / 1130 sq feet
14 sq metres / 151 sq feet

Total

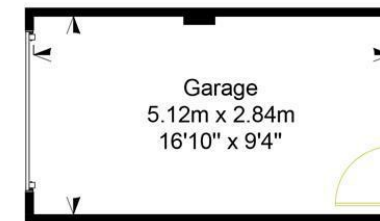
119 sq metres / 1281 sq feet



Ground Floor



First Floor



Outbuildings
Not Shown In Actual Location Or Orientation

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07890 327 241
Job No SP3578

This plan is for identification and guidance purposes only.
Drawn in accordance with aR.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



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