

19 TETBURY STREET  
MINCHINHAMPTON



**MURRAYS**  
SALES & LETTINGS

19 TETBURY STREET  
MINCHINHAMPTON  
STROUD  
GL6 9JH

A charming Grade II Listed terraced cottage in the centre of Minchinhampton with a private rear garden close to all the local amenities.

**BEDROOMS: 2**

**BATHROOMS: 1**

**RECEPTION ROOMS: 1**

**GUIDE PRICE £350,000**

## FEATURES

- Freehold
- Characterful Features
- Exposed Stone Fireplace
- Wood Burning Stove
- Town Centre Location
- Close to Amenities
- Private Rear Garden
- Arranged over Three Floor
- Easy Access to National Trust Common
- No Onwards Chain



## DESCRIPTION

19 Tetbury Street offers an incoming purchaser the opportunity to cosmetically update and put their own mark on this charming Grade II Listed terraced cottage, which dates back to the 18th Century.

The front door leads directly through to the cosy Sitting/Dining Room that benefits from a feature fireplace, exposed stone and a new wood burning stove. A traditional wooden latched door then leads through to the kitchen at the rear of the property. There is direct access to the garden with a stone built store immediately beyond the kitchen which is used as a utility room.

Stairs from the sitting room lead to a bright first floor landing off which are the first of the double bedrooms and the family bathroom.

On the second floor is the second double bedroom with a vaulted ceiling and exposed beams.

The rear garden is accessed via steps directly outside the kitchen to a level and lawned upper section with views beyond of The Lemon Field and a useful additional log store.





## DIRECTIONS

From our Minchinhampton Office, proceed down the High Street and left into Tetbury Street. No.19 can be found half way up the road on the left hand side.

## LOCATION

19 Tetbury Street is nestled amongst a row of handsome period houses and is conveniently located close to the many amenities this popular and historic market town has to offer. Including a general store, post office, chemist, butcher and other retailers, an excellent Gastro pub (The Crown), 2 cafes (Henry's & Cucina di Amalfi), a doctors surgery, church and popular primary school all within a few minutes.

Minchinhampton Common which adjoins the town is perfect for dog walkers comprising 650 acres of natural countryside in the stewardship of The National Trust, available for all to enjoy. Locally there are three golf courses, one located on Minchinhampton Common and the nearby towns of Tetbury, Cirencester and Nailsworth are also a major draw.

The area offers an excellent choice of primary and secondary schools, as well as several grammar schools in both Stroud and Gloucester.

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 and M4 motorways are easily accessible for commuting to Bristol, Cheltenham, Gloucester and Swindon.



## 19 Tetbury Street, Minchinhampton, Stroud, Gloucestershire

### Approximate IPMS2 Floor Area

House 57 sq metres / 613 sq feet  
Store 4 sq metres / 43 sq feet

Total 61 sq metres / 656 sq feet  
(Includes Limited Use Area 4 sq metres / 43 sq feet)

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Job No SP3881

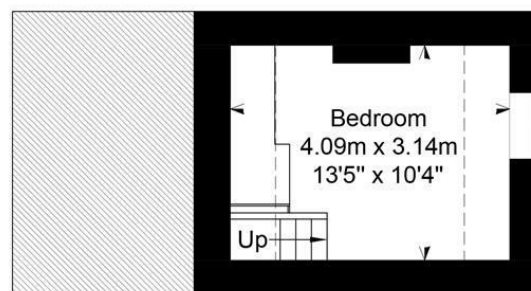
This plan is for identification and guidance purposes only.

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

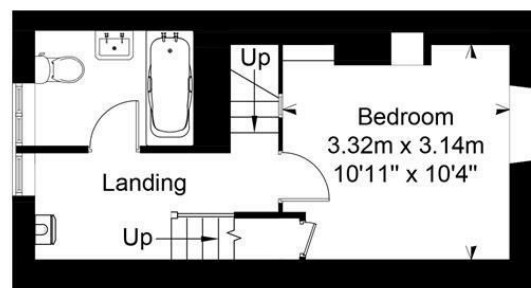
Not to scale unless specified.

IPMS = International Property Measurement Standard

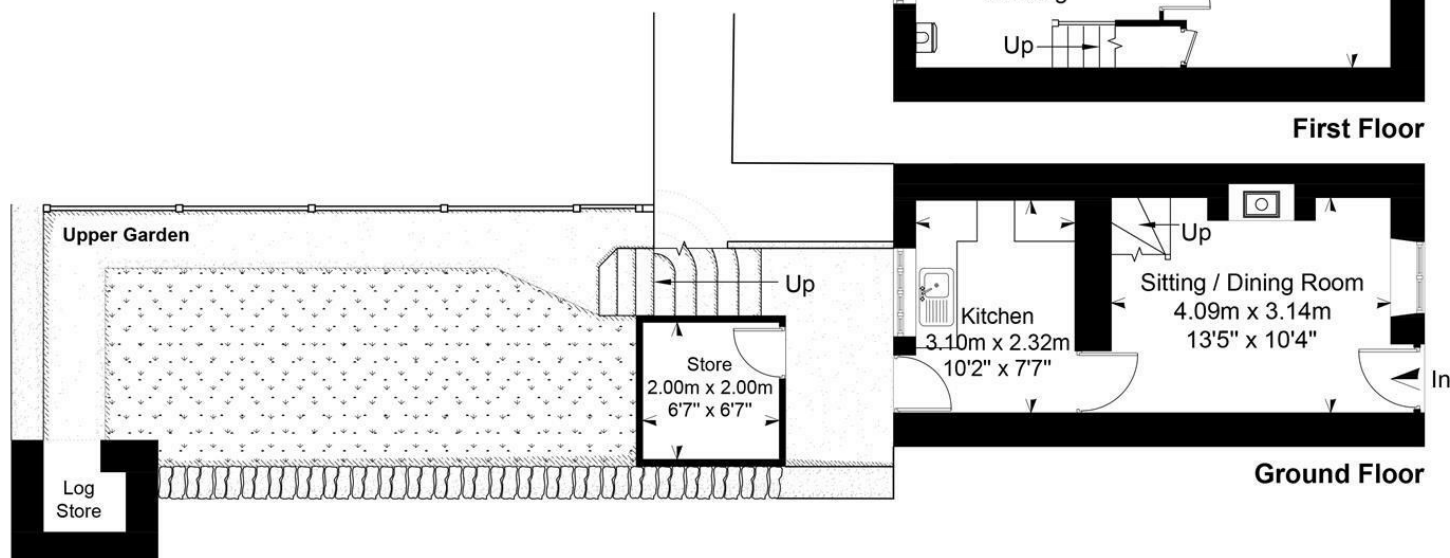
 = Limited Use Area



Second Floor



First Floor



Ground Floor

## SUBJECT TO CONTRACT

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## MURRAYS

SALES & LETTINGS

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The Old Baptist Chapel, New Street,

Painswick GL6 6XH

### Minchinhampton

01453 886334

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3 High Street, Minchinhampton GL6 9BN

### Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

D

### SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council Tax Band B, £1,824.51. Ofcom Checker: Broadband, Standard 7 Mbps Ultrafast 1000 Mbps. Mobile, Inside - O2, Outside - O2, EE and Vodafone

For more information or to book a viewing please call our Minchinhampton office on 01453 886334