13 Grange Close
Minchinhampton

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13 Grange Close
Minchinhampton
Stroud
GL6 9DF

A spacious and modern three-bedroom semi-detached family home in a quiet location with Minchinhampton Primary School, High Street and the Common on your doorstep.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £525,000

FEATURES

- Semi-detached
- Modernised and Updated
- Open Plan Kitchen-Dining Room
- Integral Garage
- Moments from National Trust Common
- Walking Distance to Local Amenities
- Quiet No-Through Road
- Enclosed Rear Garden
- Close to Sought After Primary School
- Easy Access to Nailsworth, Tetbury, Cirencester and Stroud

DESCRIPTION

13 Grange Close has been recently updated and redesigned by the current owners to offer a practical and modern family home.

A good sized driveway with adjacent lawed front garden leads to the internal front porch and hallway beyond. Off the hallway to the front is a cosy sitting room with feature wood burning stove. The rear of the property has been redesigned to offer a larger kitchen/dining room with bi-fold doors overlooking the rear garden. This open plan space is perfect for modern family life. There is also a separate utility room and guest WC with additional access to the rear garden.

On the first floor are three bedrooms, two of which are doubles, the other a large single, in addition to a modern family bathroom with both a bath and walk in shower.

The front driveway provides parking for two cars leading to a single garage with light and power. Subject to the relevant planning permissions there is scope to extend above the garage and rear utility room which several of the neighbouring properties have advantage of.

To the rear, there is an enclosed garden mainly laid to lawn bordered by mature shrubs, and two patio areas to take advantage of the sun and the south-easterly aspect.

DIRECTIONS

13 Grange Close 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. Grange Close is then the first turning on the right with No.13 the second house on the left.

LOCATION

Minchinhampton is a thriving market town with a strong sense of community spirit and numerous events taking place throughout the year. Famous for it 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 (Cucina di Amalfi & Henry's) a post office, pharmacist, butcher, general store and doctors surgery. 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 are within easy reach.

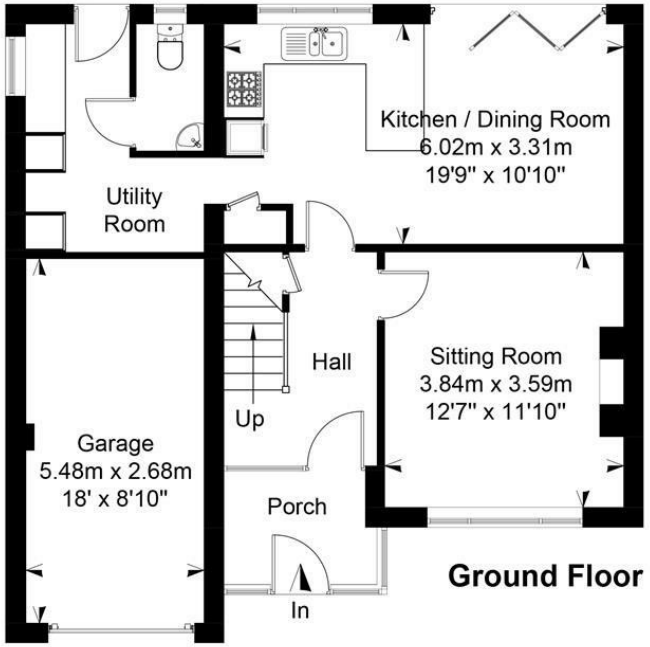
Education is also a key attraction to the area with an excellent choice of primary and secondary schools, including several grammar schools in both Stroud and Gloucester. Minchinhampton itself has a popular and sought after primary school.

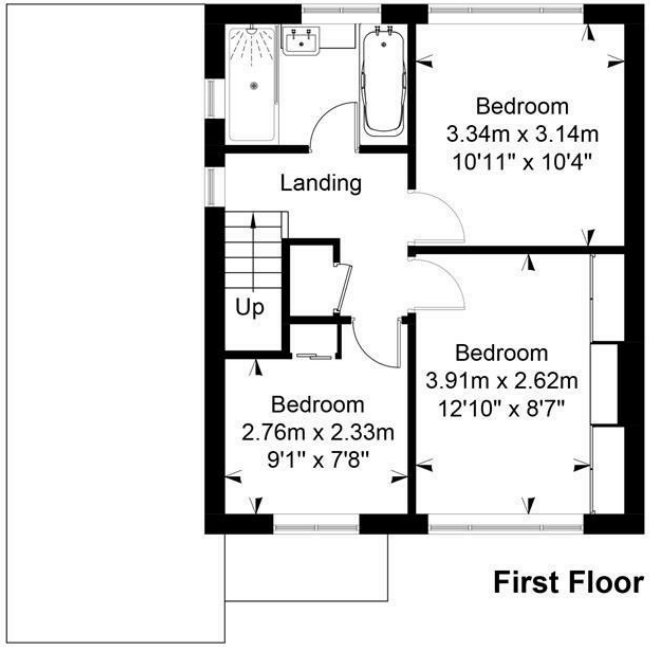
The town is also well located for transport links with London circa 2 hours by road or just over 90 minutes from Stroud Station. The M5 motorway is also easily accessible for commuting to Bristol, Cheltenham, Gloucester and Swindon.

13 Grange Close, Minchinhampton Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	101 sq metres / 1087 sq feet
Garage	14 sq metres / 151 sq feet
Total	115 sq metres / 1238 sq feet





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Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

SUBJECT TO CONTRACT

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TENURE
Freehold

EPC
C

SERVICES
All mains services are connected to the property. Gas CH. Stroud District Council Tax Band D £2,458.44. Ofcom Checker: Broadband - Standard 8 Mbps, Ultrafast 1000 Mbps. Mobile - Indoor: O2 likely, others limited, Outdoor: all likely.

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