

22 DR BROWNS CLOSE
MINCHINHAMPTON



MURRAY'S
SALES & LETTINGS

22 DR BROWNS CLOSE
MINCHINHAMPTON
STROUD
GL6 9DW

A bright detached bungalow in the popular Dr Browns Close, a short walk to Minchinhampton Common and Minchinhampton High Street with all its local amenities

BEDROOMS: 3

BATHROOMS: 1

RECEPTION ROOMS: 2

GUIDE PRICE £495,000

FEATURES

- Sought After Location
- Quiet and Peaceful
- Level Front and Rear Gardens
- Opportunity to Update
- Conservatory
- Double Length Garage
- Driveway with Parking for Several Cars
- Close to Amenities
- Short Walk to Minchinhampton High Street & The Common
- Easy Access to Stroud & Nailsworth



DESCRIPTION

22 Dr Browns Close is a bright detached three bedroom bungalow located in a quiet and popular cul-de-sac, offering peace and quiet but with a real sense of community.

Sitting comfortably in the middle of its level plot, the front driveway offering off-street parking for several cars, leads to the double length detached garage and a front door at the side of the home.

A porch area leads through to the central hallway with a large sitting/dining room directly ahead which overlooks the pretty front lawned garden. The kitchen, adjacent to this and at the rear of the property leads through to a conservatory with direct access to the rear garden.

To the other side of the property are the three bedrooms. The principal overlooking the front of the house has large fitted wardrobes on two sides, whilst the other two double rooms offer flexible additional accommodation with one currently being used and fitted out as a home office. These rooms are serviced by the family bathroom.



Externally, the front garden has some established shrubbery to add privacy, whilst the rear garden with a pond and green house is paved and gravelled to reduce maintenance. There is also a useful side access to the garage.





DIRECTIONS

From our Minchinhampton office head along West End towards the common, taking the first right into Dr Brown's Road. After approximately 100 yards, take the first left over the cattle grid into Dr Brown's Close, then next left and no. 22 is the second property on the left hand side.

LOCATION

22 Dr Browns Close is located a short walk from the centre of Minchinhampton and a few minutes from Minchinhampton Common.

Minchinhampton is a delightful market town with excellent amenities and a strong sense of community. Centred around a charming market square, the town benefits from a general store, butcher, chemist, several coffee shops, parish church and a popular gastro pub. There is also a new purpose built doctors practice.

Minchinhampton Common is a two minute walk from the property, offering over 650 acres of National Trust common land, providing a wonderful source of walks or cycle rides, as well as hosting a popular golf course.

Larger towns nearby include Nailsworth and Stroud. Nailsworth offers free parking and an outstanding delicatessen, William's Kitchen, with excellent fresh fish counter plus a further broad range of independent retailers. Nearby Stroud has a Waitrose plus several other leading supermarkets, an award winning Saturday Farmers Market, a recently renovated shopping/cinema complex with food hall and a leisure centre.

Regular services run from Stroud mainline station into London Paddington, circa 90 minutes and the M4 and M5 motorways are also easily accessible.

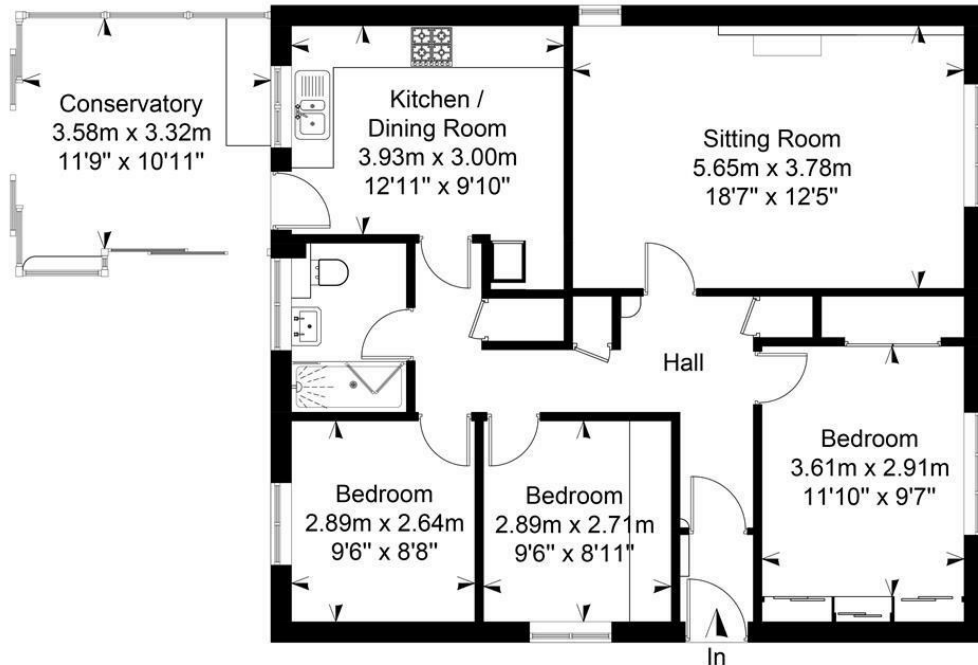


22 Dr Browns Close, Minchinhampton, Stroud, Gloucestershire

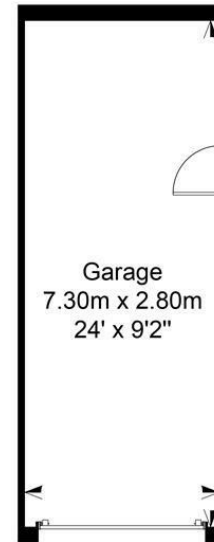
Approximate IPMS2 Floor Area

House 97 sq metres / 1044 sq feet
Garage 20 sq metres / 215 sq feet

Total 117 sq metres / 1259 sq feet



Outbuildings
Not Shown In Actual Location Or Orientation



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Job No SP1935

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

MURRAYS
SALES & LETTINGS

Stroud

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stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

01452 814655
painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334
minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

B

SERVICES

All mains services are connected to the property. Solar Panels. Gas CH. Stroud District Council Tax Band E £3004.75. Ofcom Checker: Broadband - Standard 8 Mbps, Superfast 80 Mbps. Mobile - Indoor: O2 likely, others limited, Outdoor: all likely.

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

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