

30 WINDMILL ROAD

MINCHINHAMPTON



30 Windmill Road, Minchinhampton, GL6 9DZ

AN IMMACULATELY PRESENTED, END OF TERRACE, MODERN, THREE BEDROOM HOUSE WITHIN SHORT WALKING DISTANCE OF BOTH MINCHINHAMPTON COMMON AND THE HIGH STREET.

Hallway, Sitting Room, Kitchen/Dining Room, Principal Bedroom with En-Suite Shower Room, 2 Further Bedrooms, Family Bathroom, Guest WC, Rear Garden & Patio, Off-Street Parking for 2 Cars

GUIDE PRICE £475,000

DESCRIPTION

30 Windmill Road is an immaculate modern house within a small private development set back from the road in a quiet and private setting. Built in 2012 by Charles Church builders to a high standard offering light and spacious accommodation. The ground floor comprises a sitting room to the front with a spacious open plan kitchen/dining room spanning the rear of the property with double patio doors leading to the rear garden. There is also a useful guest WC off the central hallway and under-stair storage. On the first floor the principal bedroom is to the rear of the property overlooking the garden with built in storage and an en-suite shower room. There are two further bedrooms sharing the family bathroom.

The enclosed rear garden is split into two areas. The first, a large decked patio is directly off, and at the same level as the kitchen/dining room, with the second being a raised level lawned area with raised beds. There is also practical side gated access and a small shed for storage. Allocated parking for two cars is to the front of the property where there is also communal grounds with level lawn and mature trees as well as both a bicycle and bin store.

DIRECTIONS

From our Minchinhampton office turn right into West End, proceed along Windmill Road for circa 600 yards. To your right is a cattle grid with sign "NOS 30-48 (EVENS)" and once into the development follow the road to the right with No.30 being the last house on your left.

LOCATION

One of Windmill Road's key attributes is its proximity to both Minchinhampton High Street and the wonderful Minchinhampton Common, offering hundreds of acres of National Trust land. This popular market town offers a host of amenities including several cafes, a gastro pub (The Crown), village shop, post office, chemist and a superb butchers. The Common offers wonderful walks and also plays host to a popular golf course and yet another excellent pub (The Old Lodge).

Minchinhampton has a strong sense of community spirit with numerous local events and a thriving town hall which plays host to amateur dramatics and concerts. The market towns of Stroud, Cirencester and Tetbury are all within a short drive and Stroud has several major supermarkets, including Waitrose, as well as an award winning Saturday Farmers' market. One of the key draws to the area is the excellent choice of schools in both the state and private sector. Minchinhampton has a popular primary school within easy walking distance from 30 Windmill Road and there are several sought after grammar schools in Stroud, Gloucester and Cheltenham. In the private sector, Beaudesert Park is less than a five minute drive from the property and Westonbirt and Wycliffe are also within easy reach, as well as numerous sought after schools in Cheltenham. The area is well placed for travel links with trains into London Paddington (circa 90 minutes) from nearby Stroud Station and both the M5 and M4 easily accessible.

TENURE Freehold
EPC EER: Current 79 / Potential 91

SERVICES All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band C - £1,974.69 Ofcom checker: Broadband - standard 7 Mbps superfast 70 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

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

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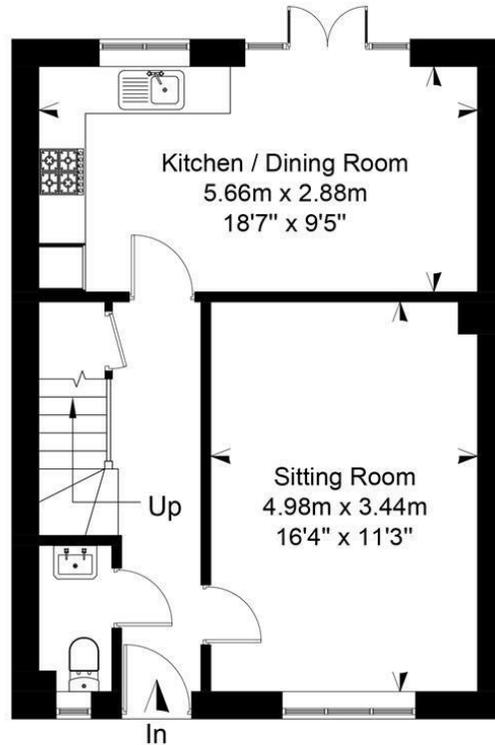
30 Windmill Road, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area
House 90 sq metres / 968 sq feet

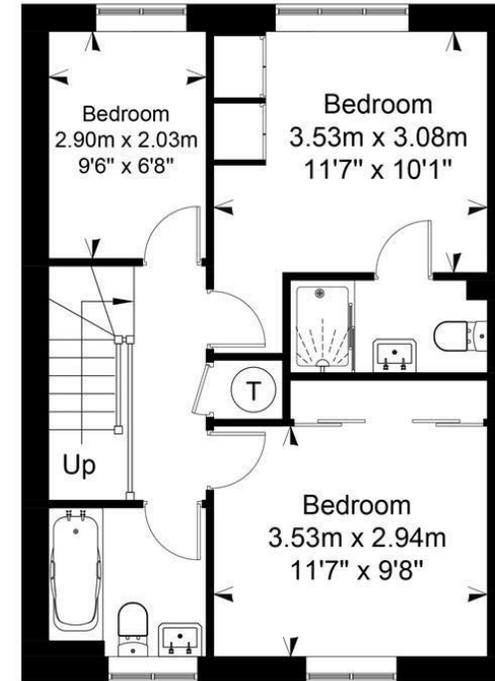
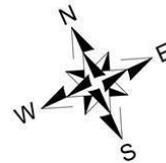
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.

IPMS = International Property Measurement Standard



Ground Floor



First Floor



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