

PAX, 18B BUTT STREET

MINCHINHAMPTON



Pax, 18B Butt Street, Minchinhampton, Stroud, GL6 9JS

A RARE TO MARKET DETACHED TWO BEDROOM CHALET SYTLE HOME, A STONE'S THROW FROM THE CENTRE OF MINCHINHAMPTON WITH GARAGE AND OFF-STREET PARKING

Hall, Sitting Room, Dining Room/Office, Kitchen, Two Double Bedrooms, Bathroom, Conservatory, Utility Room, WC, Garage, Off-Street Parking

GUIDE PRICE £450,000

DESCRIPTION

Pax is a well proportioned and light filled home which is excellently located only a few hundred meters from Minchinhampton High Street. Smaller, more modern properties like this are rare in the town centre and offer a more practical and low maintenance way of living.

A shared side driveway leads to the garage and off-street parking space both of which are highly sought after.

This chalet style property has accommodation over two floors. On the ground floor all the rooms lead off the large central hallway. To the front of the property is a good sized and bright sitting room with fireplace and to the rear an eat-in kitchen/breakfast room and separate dining room which can also be used as an office or additional ground floor bedroom. This leads though to a conservatory/garden room with direct access to the garden. Off the kitchen is a utility/store with a door out to the side of the house and the parking space. The family bathroom is also located on the ground floor.

Upstairs are two double rooms both with eaves storage and a separate WC. There is scope and space for a bathroom/shower room to be created on this floor. Halfway up the staircase is a useful store/airing cupboard.

The level garden has been well designed offering low maintenance with patio and gravelled areas as well as pretty stone borders. There is a side gate leading out to the garage and off-street parking.

Although this property is not a bungalow, the flexibility of having an additional reception room which could be used as a bedroom and the downstairs bathroom, could very easily offer single storey living if required.

DIRECTIONS

From our Minchinhampton Office, proceed up The High Street into Butt Street. Approximately 300 meters thereafter, Pax can be found on your right hand side.

LOCATION

Minchinhampton is a thriving market town with an all-inclusive community spirit, several local coffee shops, a sought after primary school and an array of local shops, all within a very short walk of Butt Street. Well known for its 650 acres of National Trust Common land where cattle roam freely, the town exudes a unique charm, with cows frequently seen trotting up and down the High Street. Offering a wide array of amenities, the town boasts a popular gastro pub (The Crown), several thriving coffee shops, a post office, pharmacist, butcher, general store and doctors surgery. Popular with tourists, 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 also a 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 motorway is also easily accessible for commuting to Bristol, Cheltenham, Gloucester and Swindon.

TENURE EPC

Freehold
EER: Current 62 / Potential 85

SERVICES

All mains services are believed to be connected to the property. Gas central heating.
Stroud District Council Band D - £2,221.53. Ofcom checker: Broadband - standard 7
Mbps superfast 66 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

Viewings 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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18B Butt Street, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area

House 133 sq metres / 1432 sq feet
Garage 11 sq metres / 118 sq feet

Total 144 sq metres / 1550 sq feet
(Includes Limited Use Area) 26 sq metres / 280 sq feet

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07890 327 241

Job No SP3547

This plan is for identification and guidance purposes only.

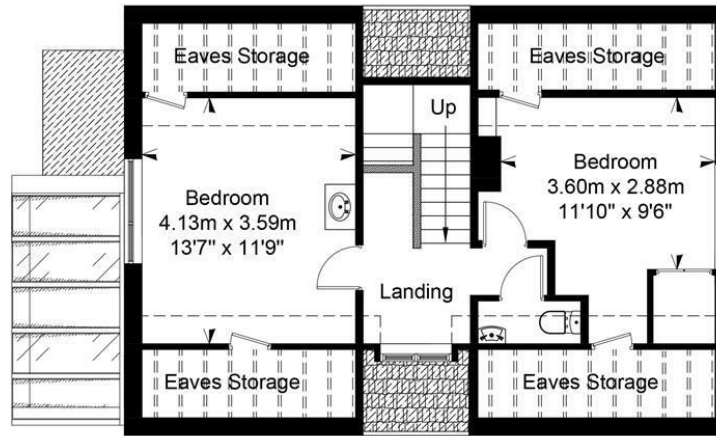
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

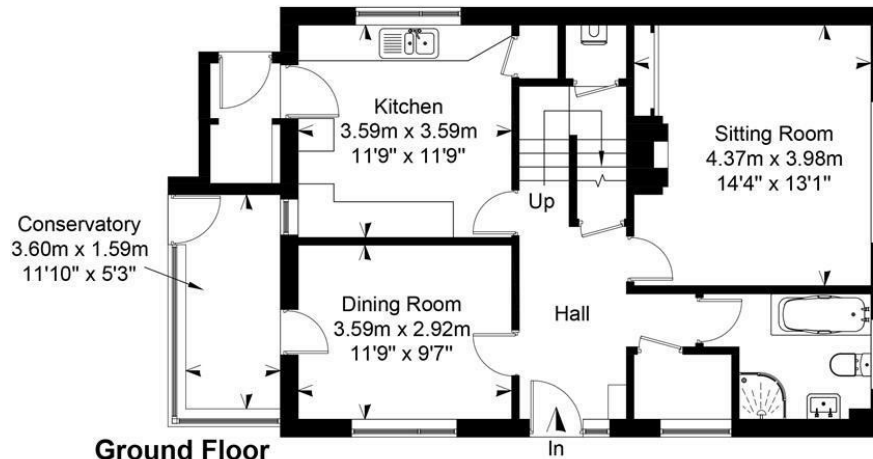
Outbuildings

Not Shown In Actual Location Or Orientation

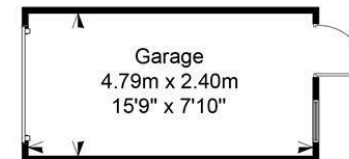


First Floor

[] = Limited Use Area



Ground Floor



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