



15E TETBURY STREET · MINCHINHAMPTON

MURRAYS
SALES & LETTINGS

15E TETBURY STREET
MINCHINHAMPTON
STROUD
GL6 9JG

A modern and well presented 3 bedroom home in the centre of Minchinhampton, with a pretty courtyard garden and 2 off-street parking spaces

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 1

GUIDE PRICE £500,000

FEATURES

- Modern Terraced Property
- Central Minchinhampton Location
- Walking Distance to Amenities
- Beautifully Presented
- 3 Bedrooms
- Large Sitting/Dining Room
- 2 Bathrooms
- Separate Kitchen
- 2 Allocated Off-Street Parking Spaces
- West-Facing Patio Garden



DESCRIPTION

15e Tetbury Street is an immaculate modern house within a small private development of 5 properties located in a small close behind the period terraced houses of Tetbury Street. Built approximately 5 years ago to a high standard offering light, spacious and practical accommodation. A quiet and private location with the benefit of two off-street allocated parking spaces, within moments of all the local Minchinhampton amenities.

The ground floor comprises a fully fitted kitchen at the front and a large sitting/dining room at the rear. This room is filled with light and has direct access, via double patio doors, to the pretty west-facing courtyard garden. There is also a useful guest WC off the central hallway.

On the first floor are two double bedrooms (one currently used a study) divided by a family bathroom. On the second floor is the large principal bedroom with en-suite bathroom and plenty of eaves storage.

Externally the enclosed rear patio garden is low maintenance and perfect for entertaining, acting as an



extension of the sitting/dining room. There is also a useful rear gate which gives access to a communal pathway which leads around to the front of the properties.

Unusually for Minchinhampton and properties of this size, there are two allocated off-street parking spaces at the front of the house.





DIRECTIONS

The property is most easily found by leaving our Minchinhampton office into Tetbury Street and take a left half way up after number 15A into a small close where number 15E can be found on the left hand side.

LOCATION

15E Tetbury Street is located in the centre of Minchinhampton. A quintessential Cotswold market town, Minchinhampton offers a broad range of amenities including a popular pub (The Crown), several thriving cafes, village shops and a sought after primary school. Minchinhampton Common is within easy walking distance, giving access to over 600 acres of National Trust land, ideal for scenic walks and also host to a popular golf course.

The town has a strong sense of community spirit, regularly hosting country fayres, amateur dramatic performances and local society events and is well-known for the cattle that freely graze the common and often frequent the High Street!

One of the key draws to the area is the excellent choice of schools in both the private and state sector. There are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park is within walking distance; other nearby schools in the private sector include Westonbirt School in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham.

Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award winning farmer's market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.



15e Tetbury Street, Minchinhampton, Gloucestershire

House
Approximate IPMS2 Floor Area
108 sq metres / 1162 sq feet

(Includes Limited Use Area 9 sq metres / 97 sq feet)

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Job No SP3773

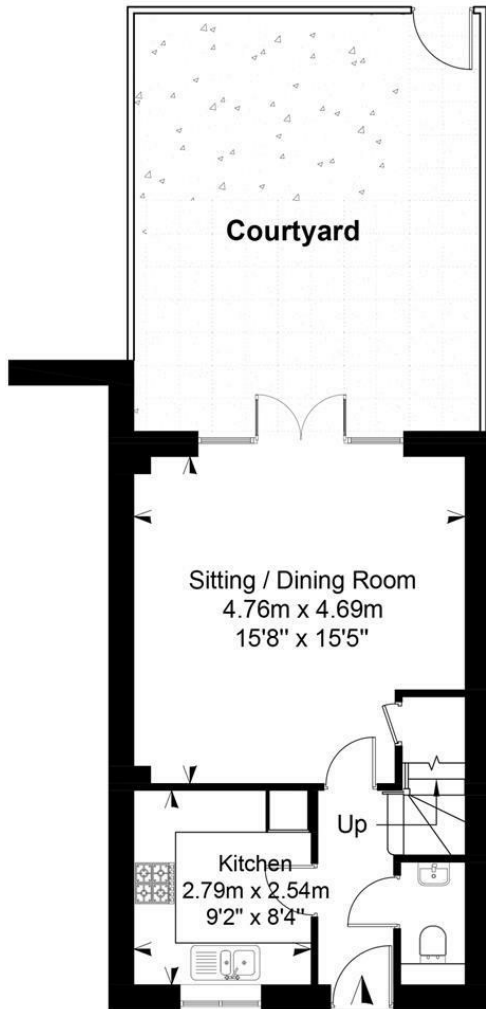
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

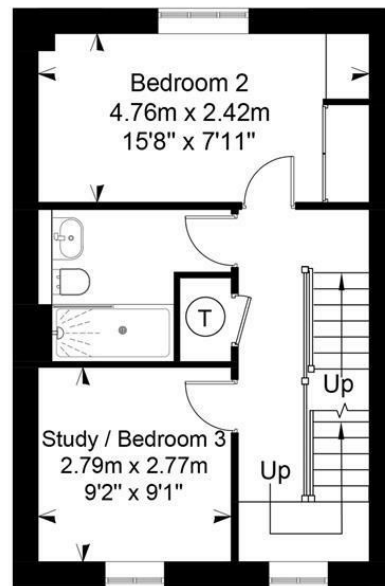
IPMS = International Property Measurement Standard



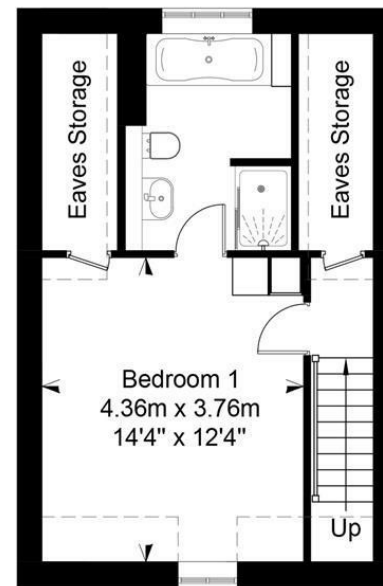
[---] = Limited Use Area



Ground Floor



First Floor



Second 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

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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

SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council Tax Band D - £2,345.80. Ofcom Checker: Broadband - standard 6 Mbps ultrafast 1000 Mbps, Mobile Networks: Indoor - O2, Vodafone, Outdoor - all likely

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