10 DR BROWNS ROAD

MINCHINHAMPTON

MURRAYS
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10 Dr Browns Road
Minchinhampton
Stroud
GL6 9DQ

A well presented and extended bungalow with the benefit of gated off-street parking in a sought after location within walking distance of the centre of Minchinhampton

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £625,000

FEATURES

- Bungalow
- Link-Detached
- Rear Extension
- Garage & Workshop
- Plentiful Off-Street Parking
- Gated Private Driveway
- Popular Location
- Walking Distance to Town Centre
- Moments from National Trust Common
- Easy Access to Stroud & Nailsworth

DESCRIPTION

10 Dr Browns Road is a well presented and bright 3 bedroom bungalow which has been extended to offer spacious and free flowing entertaining spaces. Located in a prime location in the centre of the town, the property sits centrally in its plot with the benefit of electric gated off-street parking for several cars.

From the driveway a useful porch leads to the front door and through to the spacious central hallway. To the left hand side of the property is a 21ft sitting/dining room with sliding doors opening through to the conservatory overlooking the rear garden. The kitchen with modern fitted units is adjacent and also leads through to the conservatory creating a flexible and free flowing area filled with natural light. To the other side of the property are the three bedrooms (one currently used as a study and dressing room) and the family shower room.

The attached garage, with electric door, runs the length of the property offering plenty of storage and a workshop with patio doors to the garden at the rear.

There are both level front and rear gardens, mainly laid to lawn with the rear garden also offering patio areas.

DIRECTIONS

From our Minchinhampton office head along West End towards the common, taking the first right into Dr Brown's Road. After approximately 200 yards, No.10 can be found on the right hand side, just before the turning into Cambridge Way and directly opposite the turning for Dr Browns Close.

LOCATION

10 Dr Browns Road 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 and a popular gastro pub (The Crown). There is also a new purpose built doctors' surgery.

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.

The larger market towns of Nailsworth and Stroud are within easy reach. Nailsworth offers free parking with a small supermarket and a broad range of independent retailers.

Nearby Stroud has a wide range of retail outlets and amenities including a Waitrose plus several other leading supermarkets, cinema, leisure centre and a renowned Saturday farmers market

Regular services run from Stroud mainline station into London Paddington, circa 90 minutes.

10 Dr Browns Road, Minchinhampton, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	115 sq metres / 1238 sq feet
Garage	27 sq metres / 290 sq feet
Total	142 sq metres / 1528 sq feet

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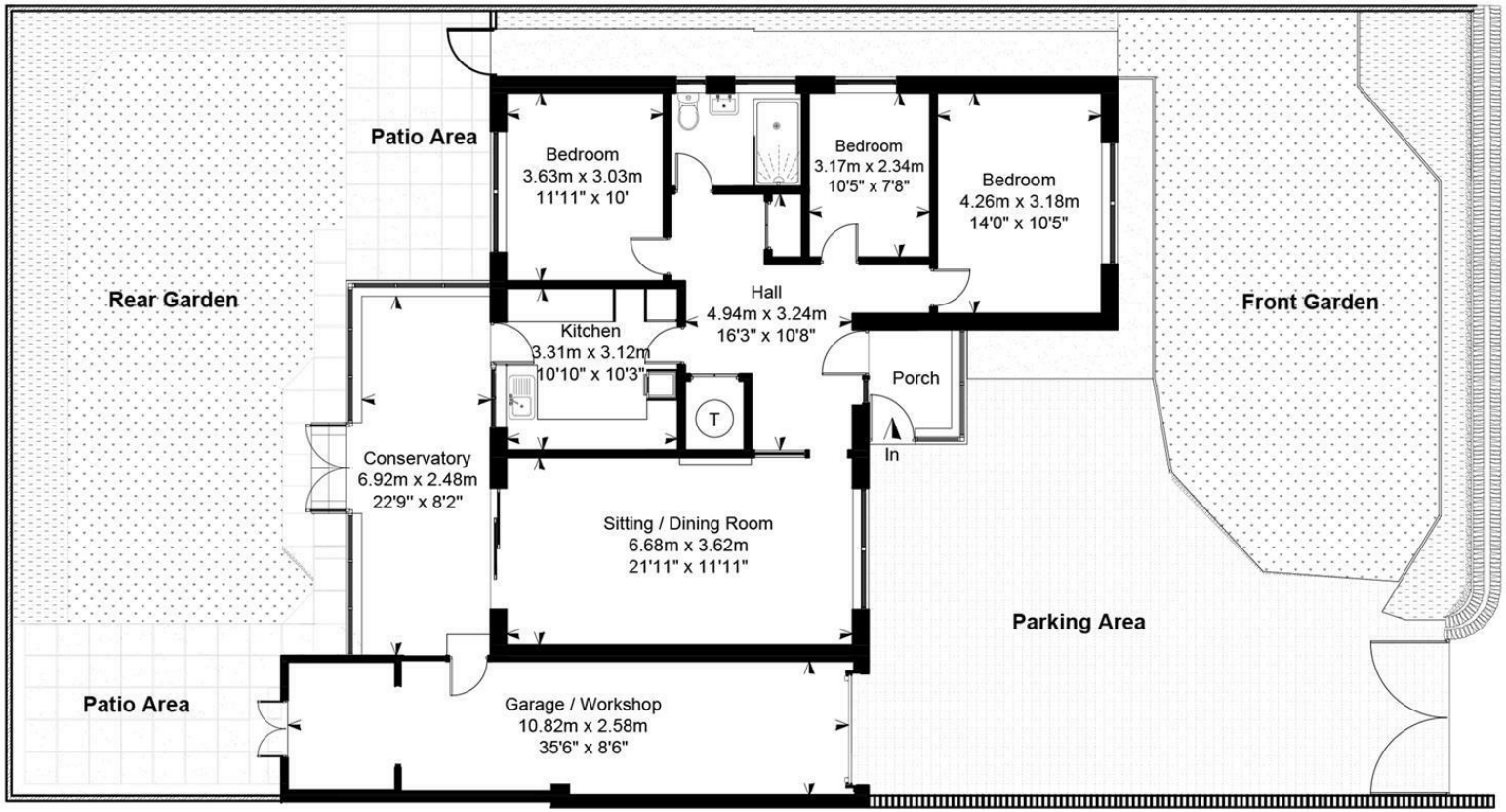
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Ground Floor

SUBJECT TO CONTRACT

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Stroud
01453 755552
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
D

SERVICES
All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band E, £2,867.10. Ofcom Checker: Broadband - Standard 9 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