

16 RICARDO ROAD

MINCHINHAMPTON
GLOUCESTERSHIRE



16 Ricardo Road, Minchinhampton, Stroud, Gloucestershire, GL6 9BY

A PERFECTLY POSITIONED 3 BEDROOM DETACHED BUNGALOW WITHIN WALKING DISTANCE OF ALL THE AMENITIES THAT MINCHINHAMPTON HAS TO OFFER AND THE WONDERFUL OPEN SPACE OF THE NATIONAL TRUST COMMON LAND.

Porch, Sitting/Dining Room, Garden Room, Kitchen, 3 bedrooms, Bathroom, 4th bedroom/Office/Music Room, Utility Room, Shower Room, Garage, Off Street Parking

GUIDE PRICE £625,000

DESCRIPTION

16 Ricardo Road is a detached bungalow located in an enviable and highly popular residential street in Minchinhampton. This 3 bedroom home sits comfortably in the middle of its level plot with both good sized front and rear gardens. The south facing rear garden is flooded with natural light and offers privacy and tranquillity.

Internally the property is well proportioned and bright with the open plan sitting and dining area leading to a large garden room at the rear of the property taking full advantage of the southerly aspect. The kitchen is located at the heart of the property with access to both of these entertaining rooms. Three bedrooms are to the right of the property and are serviced by the family bathroom, whilst a 4th bedroom/office/music room is found to the other side of the house alongside a large utility area and shower room.

The garage, over 20 foot in length, is attached to the property with direct access at the rear into the house and/or the garden.

The property further benefits from several off-street parking spaces.

LOCATION

16 Ricardo 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 (Henry's and Cucina di Amalfi) and a popular gastro pub (The Crown). There is also a medical practice and library within a short walking distance.

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

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

DIRECTIONS

From our Minchinhampton office head along West End towards the common, taking the first right into Dr Browns Road. After approximately 300 yards, take the 2nd left over the cattle grid into Ricardo Road. Number 16 will be on your left hand side approximately half way down the road.

What3words///online.challenge.hoofs

TENURE Freehold

EPC EER: Current 79 / Potential 85

SERVICES All mains services are believed to be connected to the property, gas central heating. Stroud District Council Tax Band E

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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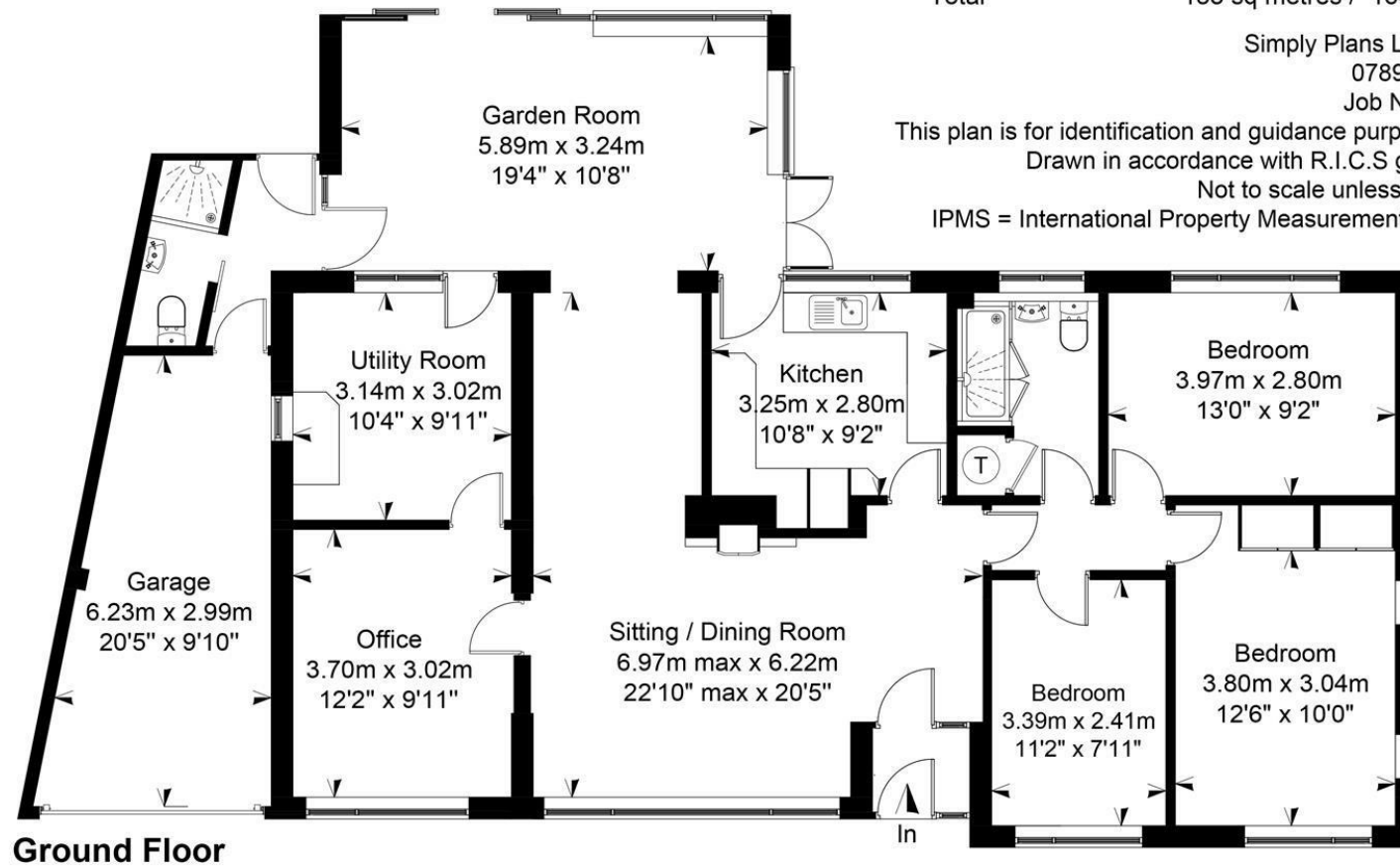
16 Ricardo Road, Minchinhampton, Gloucestershire



House	Approximate IPMS2 Floor Area
Garage	137 sq metres / 1475 sq feet
	16 sq metres / 172 sq feet
Total	153 sq metres / 1647 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



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