

# 22 FRIDAY STREET

MINCHINHAMPTON



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## 22 Friday Street, Minchinhampton, Stroud, GL6 9JL

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### A PRETTY 300 YEAR OLD TERRACED COTTAGE AT THE CENTRE OF MINCHINHAMPTON, BEAUTIFULLY PRESENTED WITH A LOVELY SOUTH FACING PATIO GARDEN

**Entrance Hallway, Sitting Room, Dining Room, Kitchen, Bathroom, Principle Bedroom, Double Bedroom, WC, South facing Patio Garden, Detached Store**

### GUIDE PRICE £360,000

#### DESCRIPTION

22 Friday Street is a pretty Grade II Listed Cotswold cottage which has been recently renovated to create a wonderfully bright and airy home. The cottage is beautifully presented both internally and externally. Entering into a hallway with useful under-stair storage, one is led to a double aspect sitting room spanning the length of the property with exposed stone wall, fireplace, and double doors out to the rear patio garden. In addition there is a separate dining room and a new kitchen and bathroom.

Upstairs, are two good sized double bedrooms, the larger including a wall of storage cupboards, and a WC.

The south facing rear garden is secluded and private with stone walls overlooking The Lemon Field, raised flower beds, and a useful detached stone-built store.

#### LOCATION

Friday Street is one of the oldest streets in Minchinhampton and is lined by attractive period properties. No 22 is at the west end of the street close to the town's iconic Market Place. Minchinhampton has exceptional facilities, including a doctor's practice, an excellent primary school, gastro pub (The Crown), cafes (The Kitchen & Henry's), a general store, butcher, chemist and Post Office, among others. The adjacent Common gives Minchinhampton its character and hosts one of the three challenging golf courses in the immediate vicinity. The town is conveniently located between Stroud and Cirencester with Cheltenham to the north. Under 2 hours from London by road or about 70 minutes by train from Kemble Station or 90 minutes from Stroud Station, it is also accessible with junction 13 of the M5 motorway, about 15 minutes to the west. Nearby Stroud has a Waitrose superstore and four other supermarkets, a leisure centre and a multiplex cinema. Nailsworth just down the hill, has an outstanding delicatessen (William's) with a fresh fish counter, an award winning bakery (Hobbs) and a great range of independent retailers, as well as free parking.

#### DIRECTIONS

From our Minchinhampton office, go up the High Street and turn right at Market Place onto Friday Street. Walking past the car park No. 22 Friday can be found a short distance up the street on the right.

#### GENERAL INFORMATION

22 Friday Street is Grade II Listed and in a Conservation Area.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current null / Potential null</b>
<b>SERVICES</b>	<b>All mains services are connected to the property, gas central heating. Stroud District Council Tax Band C</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property</b>

*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

*IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller; 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with; 3] that any measurements, areas, distances and/or quantities are correct; 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*

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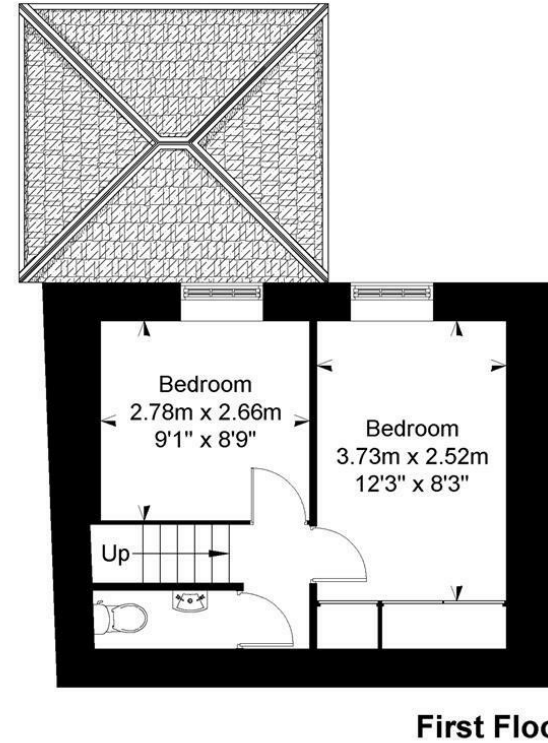
## 22 Friday Street, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area  
House 62 sq metres / 667 sq feet

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07890 327 241  
Job No SP3201

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



4 London Road, Stroud, GL5 2AG  
Tel: 01453 755552

Email: [stroud@murraysestateagents.co.uk](mailto:stroud@murraysestateagents.co.uk)  
Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



The Old Baptist Chapel, New St, Painswick, GL6 6XH  
Tel: 01452 814655

Email: [painswick@murraysestateagents.co.uk](mailto:painswick@murraysestateagents.co.uk)  
Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



3 High Street, Minchinhampton, GL6 9BN  
Tel: 01453 886334

Email: [minchinhampton@murraysestateagents.co.uk](mailto:minchinhampton@murraysestateagents.co.uk)  
Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



Mayfair Office: Cashel House, 15 Thayer Street, London, W1U 3JT  
Tel: 0870 112 7099

Email: [info@mayfairoffice.co.uk](mailto:info@mayfairoffice.co.uk)  
Internet: [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)