

12 DR BROWNS ROAD

MINCHINHAMPTON



12 DR BROWNS ROAD, MINCHINHAMPTON, STROUD, GL6 9DQ

A WELL PROPORTIONED LINK-DETACHED 3 BEDROOM BUNGALOW LOCATED IN THE POPULAR DR BROWN'S ROAD, CLOSE TO MINCHINHAMPTON WITH ITS MANY AMENITIES AND POPULAR PRIMARY SCHOOL

Porch, Entrance Hall, Sitting Room, Kitchen, 3 bedrooms, Bathrooms, Guest WC, Front Garden and Driveway, Off Street Parking, Rear Garden, Garage with additional Wine Store.

GUIDE PRICE £560,000

DESCRIPTION

12 Dr Browns Road is a detached bungalow which is located in an enviable and private position. This 3 bedroom bungalow sits comfortably in the middle of it's plot with a pretty gated front garden with several off-street parking spaces. Internally the property is bright and airy with a welcoming hallway leading to reception room which spans the length of the house with doors out to the garden. There is a separate kitchen also with a door leading to the garden which is mainly laid to lawn with a south-easterly outlook. To the front of the property is a good sized principle bedroom with plenty of fitted wardrobe space. The second double bedroom is currently used as a dining room and offers flexibility to suit. In addition there is a third bedroom, family bathroom and guest WC. The attached garage offers garage door access at the front and being longer than normal offers an additional store room (wine store) at the rear, with access to the garden too.

LOCATION

12 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, a popular gastro pub (The Crown) and a doctor's 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. A choice of excellent schools is also a key draw to the area, with a popular primary school in Minchinhampton and several sought after grammar schools in Stroud, Gloucester and Cheltenham. There is also a good choice of local schools in the private sector, including Wycliffe in Stonehouse and Westonbirt in nearby Tetbury. Larger market towns nearby include Nailsworth and Stroud. Nailsworth offers free parking and an outstanding delicatessen, William's Kitchen, with an 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 Brown's Road. After approximately 200 yards, No.12 can be found on the right hand side, just before the turning into Cambridge Way and directly opposite the turning for Dr Browns Close.

TENURE	Freehold
EPC	EER: Current 62 / Potential 77
SERVICES	All mains services are believed to be connected to the property, gas central heating. Stroud Council 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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12 Dr Browns Road, Minchinhampton, Gloucestershire

House Approximate IPMS2 Floor Area 94 sq metres / 1012 sq feet
 Garage 18 sq metres / 193 sq feet
 Total 112 sq metres / 1205 sq feet

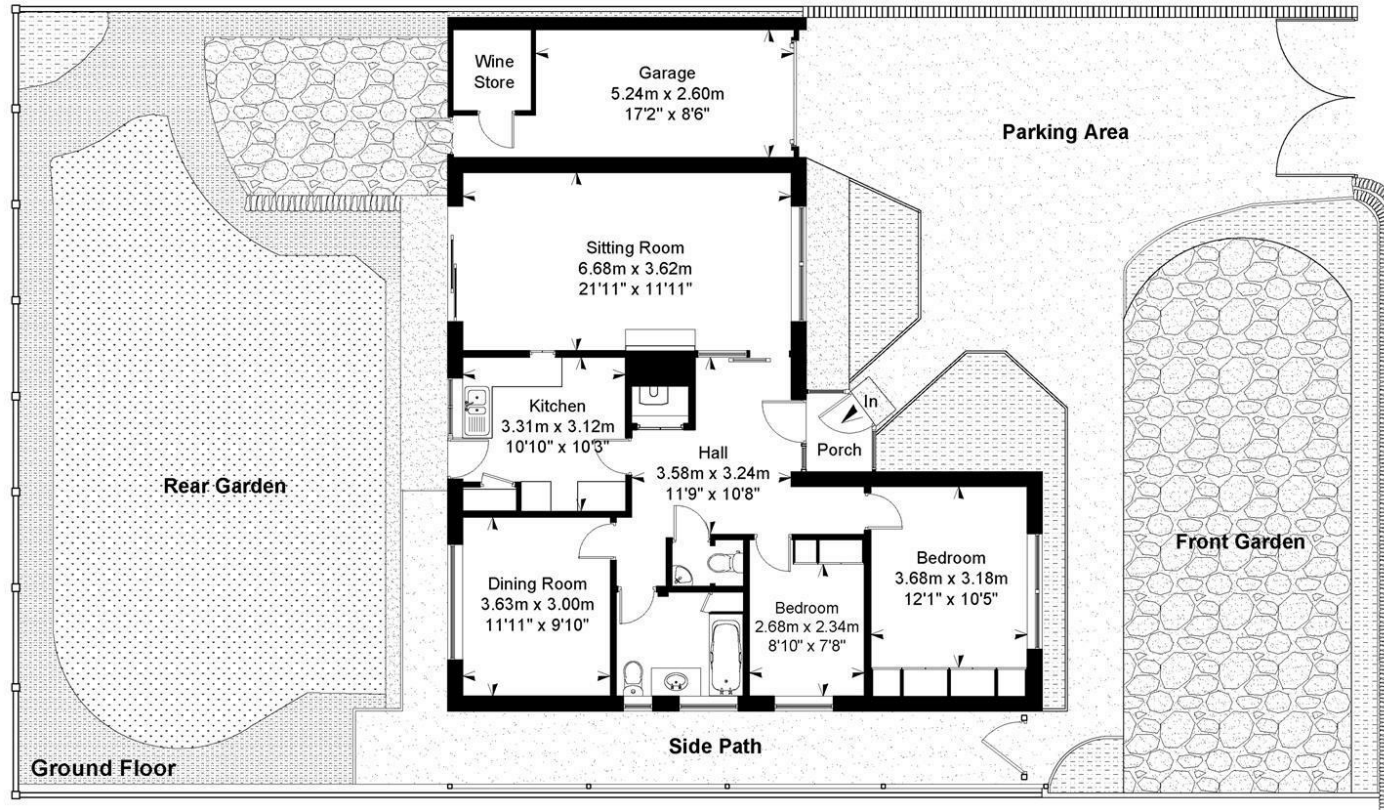
Outbuildings
 Not Shown In Actual Location Or Orientation



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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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