



46 Tetbury Street, Minchinhampton, Gloucestershire, GL6 9JH
£450,000

PETER JOY
Sales & Lettings



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Offered CHAIN FREE - a wonderful opportunity to breathe new life into an older style three bedroom semi detached home in the heart of Minchinhampton parish

ENTRANCE HALL, SITTING ROOM, LEAN TO, KITCHEN/DINING ROOM, UTILITY/REAR PORCH, CLOAKROOM, THREE BEDROOMS, BATHROOM, LARGE GARDENS AND DRIVEWAY PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Email: nailsworth@peterjoy.co.uk



Description

46 Tetbury Street enjoys a superb position within walking distance of the historic market town of Minchinhampton, with beautiful, far reaching views from the rear across open fields and woodland. The property now requires comprehensive modernisation but offers tremendous potential. The accommodation is arranged over two floors with scope to extend and transform it into an exceptional family home (subject to the necessary planning permissions). Here you can enjoy a friendly market town lifestyle with everyday amenities close at hand and the much loved acres of National Trust common land just moments away.

The entrance hall leads to a sitting room on the left, featuring a front facing window and access to the lean to. The kitchen sits centrally within the ground floor, enjoying a large window overlooking the garden and views beyond, along with a range of wall and base units. A door leads through to a useful utility room/rear porch, and there is also a cloakroom off the hallway. Upstairs, the landing includes a loft hatch. Bedrooms one and two are both well proportioned doubles positioned at the back of the house, each capturing those delightful valley views. Bedroom three is a single room to the front, and the shower room completes this floor. Altogether, it is a perfect project for someone seeking to create their ideal home.

Outside

Outside, the level plot features a small lawned area to the front and a side driveway with double gates running alongside the house. A timber-built shed with power provides useful storage, while the good-sized rear garden offers level lawns, bordered by a low Cotswold stone wall, and enjoys attractive views over the valley beyond.

Location

This ancient market town sits on the edge of Minchinhampton Common and is made up of pretty stone cottages, many dating back to the medieval wool trade. There is a weekly country market and charming cafes, as well as a butcher, grocer and post office. The town also has a doctors' surgery, community library, well regarded primary school and a stylish CAMRA award-winning pub, The Crown Inn. There are breathtaking views from the common, which sits on the Cotswold escarpment, and offers a golf course and excellent walking, riding and gliding opportunities. The National Trust common is also known for its free roaming horses and cows, rare orchids and butterflies – and is home to the famous Giffords Circus every summer. The town's good looks have also attracted film crews and famous residents, including the Princess Royal, who lives at Gatcombe Park. More extensive facilities are available in nearby Nailsworth and Stroud. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (6 Miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London.

Directions

From our Nailsworth office, turn left and then right at the mini roundabout, following the 'W' up onto the common. Continue by following the signs to Minchinhampton. Proceed towards the town along Windmill Road and into West End. Keep going until you reach a small crossroads, where Tetbury Street is directly ahead of you. Continue along Tetbury Street until you see our for sale board on the right hand side, opposite the allotments.

Agents note

This property is being sold on behalf of executors. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision

Property information

The property is freehold. Electric heating, mains gas, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from EE and Three may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

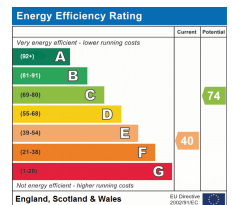
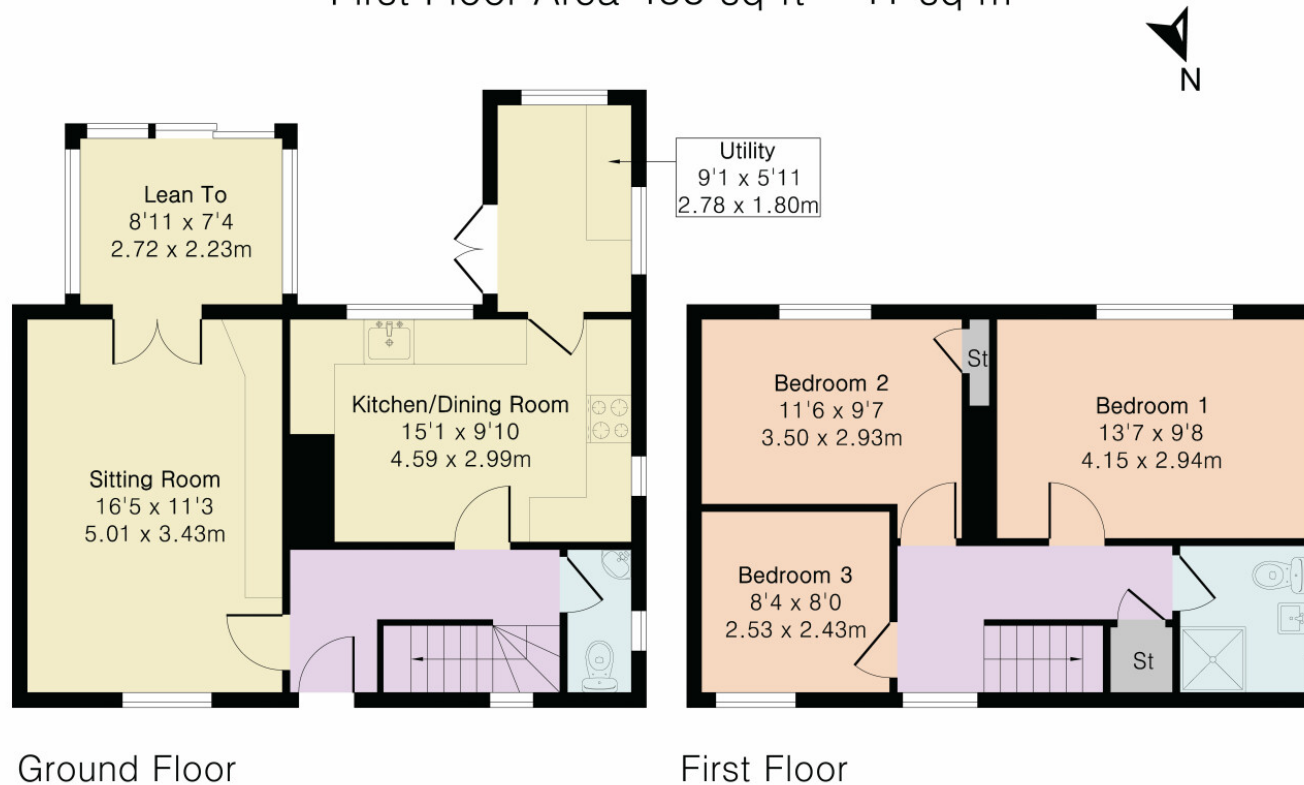
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Approximate Gross Internal Area 1003 sq ft - 93 sq m

Ground Floor Area 565 sq ft – 52 sq m

First Floor Area 438 sq ft – 41 sq m



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.