

34
BESBURY PARK,



WHITAKER
SEAGER



34, BESBURY PARK, MINCHINHAMPTON, STROUD, GL6 9EN

LOCATED ON THE EDGE OF MINCHINHAMPTON,
SITS THIS DETACHED THREE BEDROOM
BUNGALOW WITH GARAGE, PARKING AND
GARDEN.

The property

An extended three bedroom detached modern bungalow with parking, a garage, gardens and no onward chain.

The entrance is through a front porch with leads into the L shaped hallway, home to lots of storage cupboards and access up into the loft where the boiler is located. The 18ft sitting room is a delightfully proportioned room with a front aspect and sliding patio doors into the conservatory. The central focal point is a fireplace with gas fire inset. The 'L' shaped kitchen/dining room has an internal window and door into the conservatory along with a window above the sink with views out across the rear garden.

One area is fitted with base and wall units and the other is for dining. The conservatory enjoys a tiled floor with french doors and windows out to the rear garden with a useful inter-connecting door into the back of the garage.

There are three bedrooms, two with built in wardrobes. The bathroom has a bath and pedestal sink with the WC being next door in a separate room.

This detached three bedroom bungalow would greatly benefit from some upgrading.





Guide price
£575,000

- **Three Bedrooms**
- **18ft 4ins Sitting Room**
- **L shape Kitchen/Dining Room**
- **Conservatory**
- **Bathroom**
- **Gardens**
- **Attached Garage**
- **Parking**
- **NO ONWARD CHAIN**

WITHIN EASY REACH...
Minchinhampton Premier Stores 0.6 miles
Stroud Train Station 4.4 miles
Nailsworth 3.1 miles
Cirencester 10 miles
Tetbury 6.4 miles

Outside

At the front a blocked paved drive leads to the 24'5" ft garage. On either side of the drive there are open plan lawned areas planted with a variety of shrubs and trees. To the left on the property there is an level area of gravel with double wooden gates beyond leading to a further gravelled area, subject to planning permission, this area could be used for an extension, or alternatively for a spacious extra parking area. On the right hand side an attractive dividing wall with gate lead into the enclosed side and rear garden which is mainly laid to lawn with mature trees and shrubs and a patio area.

Situation

Minchinhampton is a picturesque small Cotswold market town enjoying plethora of facilities including a pub, cafes, a general store, butcher, chemist and Post Office, as well as a sought after primary school, doctor and dental surgery. Minchinhampton is famed for its Common, hundreds of acres of National Trust maintained countryside and the location for one of three popular golf courses. Good schools are a huge attraction including Stroud High and Marling Grammar Schools based in Stroud and Beaudesert Prep School, found just off the common. The neighbouring town of Nailsworth is renowned for its excellent boutique shops whilst Stroud offers several supermarkets including Waitrose, as well as an award winning Farmers Market. Cirencester is positioned to the east. London remains accessible by train from nearby Stroud Station.



Besbury Park

Approximate Gross Internal Area = 138.3 sq m / 1489 sq ft
(Including Garage)

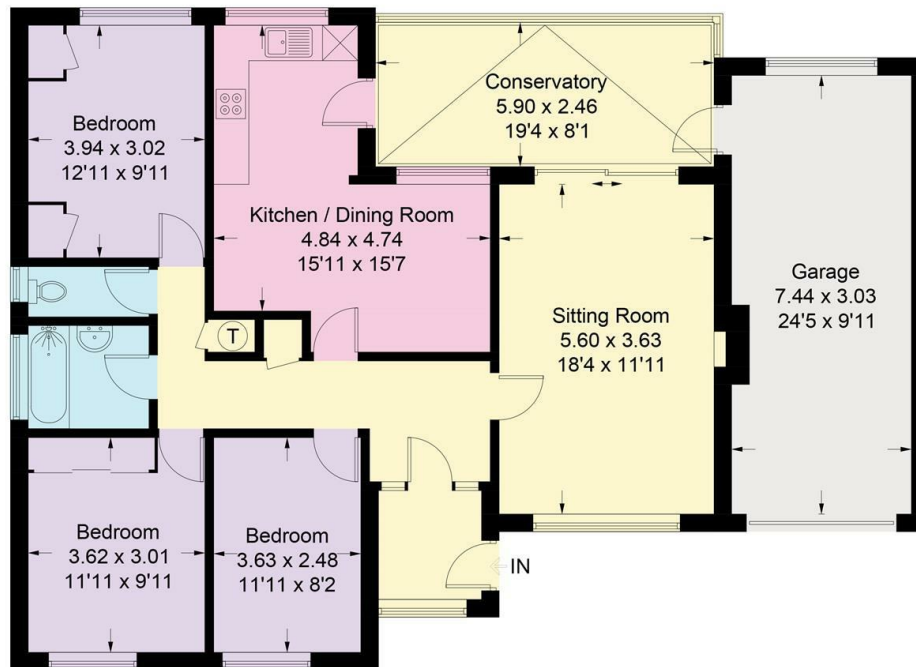


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID929870)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL6 9EN

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band E and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

