



Uptons Garden,  
Whitminster,  
Gloucester,  
GL2  
£315,000

3 1 1 C

Hunters Stroud are delighted to offer this 3 bedroom semi-detached house built in the village of Whitminster which is ideally placed for the M5 junction 13 and the A38. The property briefly comprises.: An entrance hall giving access to the lounge/dining room which leads into the conservatory. A kitchen with Rangemaster cooker included along with an integral fridge and freezer, dishwasher and washing machine. There is also a downstairs WC. To the first floor landing leads to a master bedroom with built-in wardrobe, a second bedroom overlooking the garden and a third single bedroom. Also, a good sized bathroom/shower room with white suite. There is driveway parking for two cars which is part covered and a delightful garden which is paved and gives access to the parking area.



## Hunters Stroud GOLD Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

## Amenities

Whitminster is a relatively small village and yet it enjoys the benefits of a local pub and hotel both often hosting village events. There is also a village store and Highfield Garden World where you can shop or dine in the popular restaurant/café. The village primary school is located within walking distance and retains a good reputation. Whitminster can be found alongside the A38 and is located within 1 mile of the M5 at junction 13, ideal for commuting either to the north or south. There is also easy access to Gloucester, Stonehouse or Stroud with comprehensive shopping and leisure facilities in all locations. There is a main line railway station in Stonehouse providing fast rail access to both London Paddington and Gloucester. This location is ideal for busy families and commuters who enjoy a countryside feel in a small, quiet cul de sac.

## Hallway

Staircase to the first floor, under stairs cupboard with automatic light, recessed lighting, cornice.

## Lounge/Dining Room 19'4" x 10'5"

Double glazed window to the front and front doors into the conservatory, coving, recessed lighting, 2 radiators, double doors into the hallway.

## Conservatory 9'7" x 9'5"

Tiled floor, French doors and double glazed windows looking into the garden, electric heater, a double glazed conservatory with a glass roof.

## Kitchen 14'6" x 12'2" max

A range of cream shaker style wall and base units with Rangemaster cooker which incorporates two ovens, a grill and a 5 ring gas hob. There is also an integrated fridge and freezer, dishwasher and washing machine. Recessed lighting, cornice, tiled floor, under cupboard lights, double glazed window to the front, radiator, solid wood worktops and cupboard housing a gas fire boiler.

## Cloakroom 8'0" max x 4'0"

With white suite, incorporating a WC, pedestal wash basin, radiator, double glazed window, extractor, recessed lighting.

## Landing

Airing cupboard with hot water cylinder, loft access to a part boarded loft which is insulated.

## Master Bedroom 1 12'3" x 11'11"

Built-in wardrobe, double glazed window to the front, radiator.

## Bedroom 2 12'3" x 10'6" > 7'2"

Double glazed window to the front, radiator.

## Bedroom 3 10'6" x 6'6" > 5'7"

Double glazed window to the front, radiator.

## Bathroom/Shower Room 11'7" max x 5'5"

Comprising a panelled bath with telephone style taps and shower handset, WC, shower cubicle, pedestal wash basin, heated towel rail.

## Outside

### Front Garden

Set behind a low wall with an area laid to slate to the right of the door.

### Rear Garden

A low maintenance garden which is paved with a pathway and gate leading to the parking area. Tree to the rear, outside tap and a fenced surround.

### Car Port/Parking

There is driveway parking for 2 cars which can be approached from the rear garden which is part covered by a carport.

## Agents Notes

Some properties including this property have access to the parklands just along from the house. Not all properties have this privilege, the cost of this is £50 per month approximately and is managed by ASH chartered surveyors-management company Ltd.

## Tenure

Freehold

## Social Media

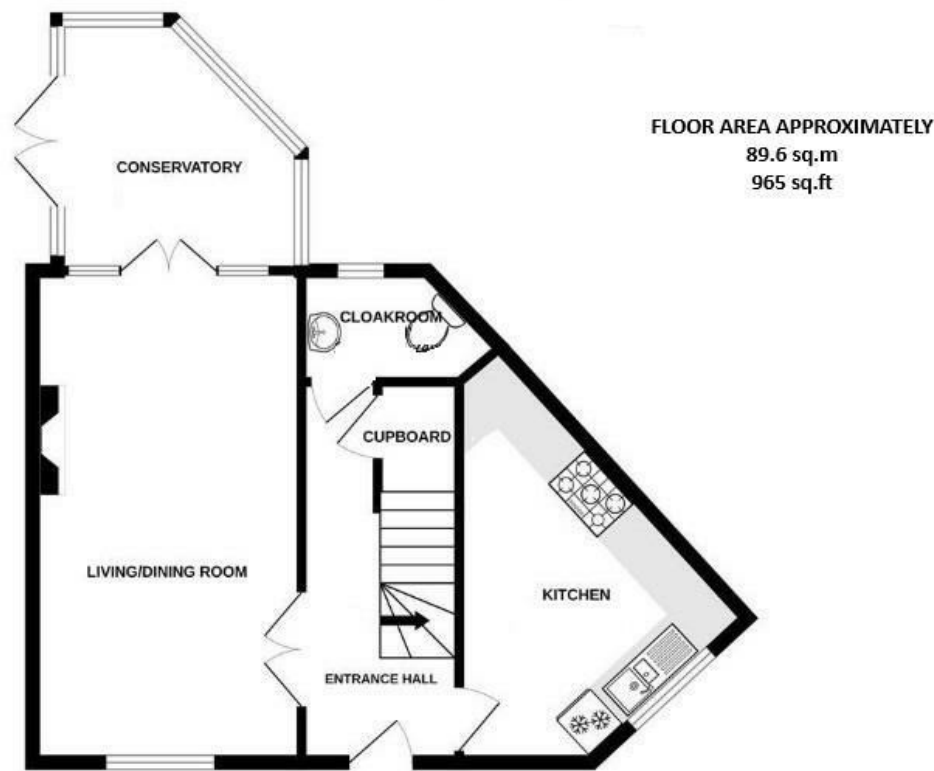
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

## Council Tax

Band C

Tenure: Freehold  
Council Tax Band: C

- 3 Bedroom Semi Detached House
- Pretty Low Maintenance Garden
- Parking for 2 cars (Part Car Port)
- Living Room/Dining Room
- Kitchen With Rangemaster
- D/S WC
- Conservatory
- Bathroom/Shower Room
- Exclusive Use Of Parklands Close By
- EPC Band C (71)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.