



Fromebridge Lane, Whitminster, Glos, GL2 7PD

Asking Price £415,000

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Hunters are delighted to offer this quite uniquely placed terraced property which lies just behind the river Frome and the Fromebridge Mill. Approached through electric communal gates with parking for 2 cars. The property is ideally placed for the A38 and the M5 junction 13, giving easy access to Bristol and Gloucester. Internally the property has 2 "official" bedrooms, however the garage has been adapted creating two further areas a utility and a WC. At ground floor level from the front, the property comprises a sitting room/dining room and kitchen breakfast room, to the top floor: 2 bedrooms and a bathroom. Whilst to the lower ground floor: The former garage has been adapted creating 2 areas, a utility and a WC. Viewings come highly recommended to avoid disappointment, there is no onward chain with this property.





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.

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 for a free valuation.

Ground Floor Inner Hall

Latch window to front, staircase to the top floor, ceiling beams, doors to kitchen and sitting room.

Sitting Room/Dining Room

19'1" > 17'3" x 11'7"

Wooden door to the front garden, wood burner to chimney breast with wooden mantle. Ceiling beam, radiator.



kitchen Breakfast Room

10'0" x 8'3"

Comprising an ivory coloured range of fitted wall and base units with worktops and tiled splash marking. Recessed lights, Range style LPG gas/electric cooker, built-in slimline dishwasher and refrigerator, plate rack, tiled flooring, latch window looking to the river.

Top Floor Landing

Latch window, linen cupboard, exposed timbers, doors to bedrooms and bathroom.

Bedroom 1

10'0" x 8'4"

Latch window, radiator, exposed ceiling timbers, recessed lights, loft hatch.

Bedroom 2

8'7" x 7'8"

Latch window, exposed timbers, radiator, recessed lights.

Bathroom

With white suite comprising a WC, wash basin with storage beneath, panelled bath with electric shower over, radiator, exposed timbers, latch window to front, extractor, fully tiled walls.

Lower Ground Floor



Entrance Hallway

Wooden front door, latch window, staircase up to the ground floor level, under stairs cupboard, tiled floor, radiator. Door to area 1.

Garage Adaption

Easily put back as a garage to include.....

Store Area

The original front of the garage with gas fired combination boiler, double hung doors.

Area 1

8'0" x 6'3"

Wood effect floor, built-in wardrobe.

Area 2

9'2" x 9'1"

Wood effect floor, radiator, shelving, recessed lights, latch door to utility and latch door to store area.

Utility

6'2" x 5'5"

With plumbing for washing machine, built-in cloaks cupboard, Belfast sink.



Cloakroom

5'5" x 3'6"

With WC, pedestal basin.

Outside

Front Garden

An enclosed area with gate to road approached via a brick pathway. There are a variety of shrubs and plants, mature trees and an underground LPG gas tank.

Rear Garden & Parking

An open plan area incorporating, parking for two cars with lovely views across the river and adjacent to the property a stone paved patio and outside light.

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

Band D

Agents Notes



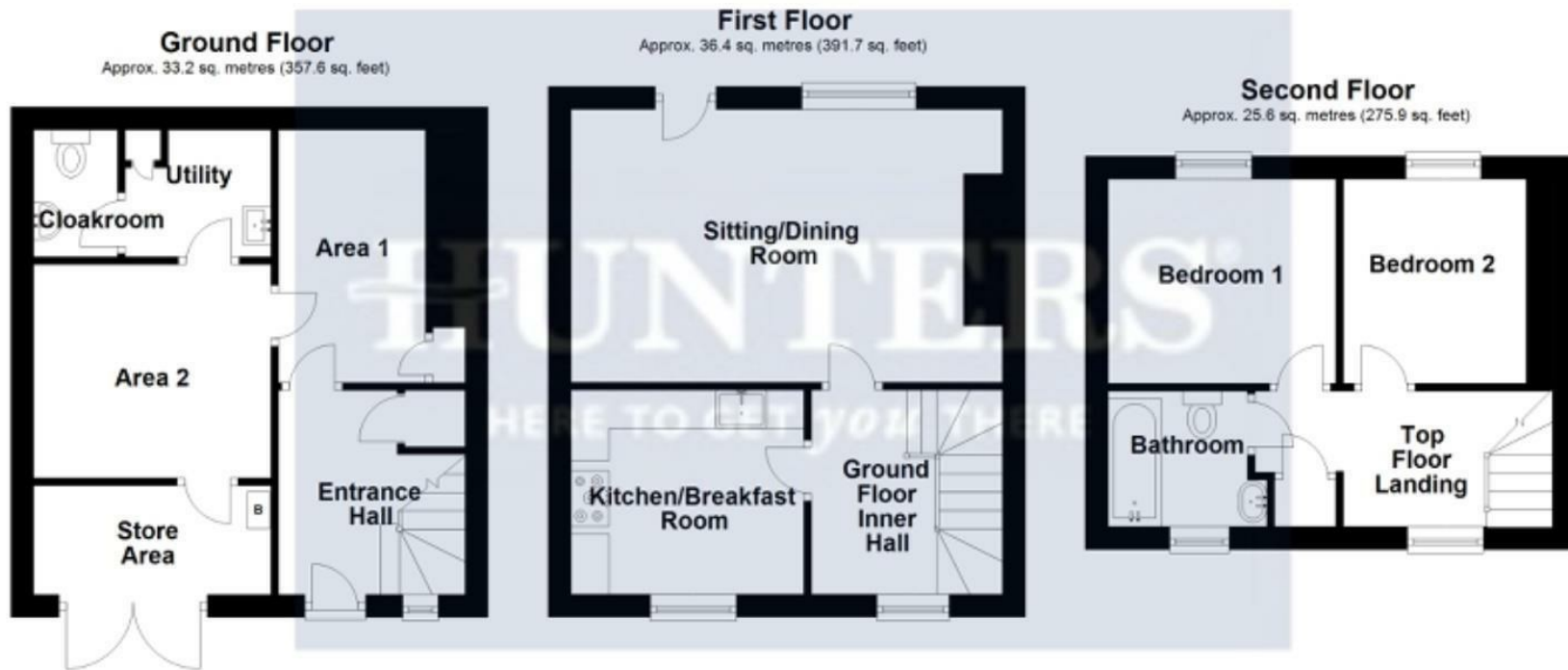
The sewage plant is communal between the seven properties which is emptied as part of the management fee . Also, the private road, trees and the electric gates is also maintained. The property lies within the curtilage of the Millers house which is a listed building. There is an annual service charge of £234,00 Per Annum. Heating is via LPG (tank in garden). Telephone and broadband are with BT.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 28 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

DISCLAIMER

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.

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Total area: approx. 95.2 sq. metres (1025.2 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 764912 | Website: www.hunters.com

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