



Fromebridge Lane, Whitminster, Gloucester, GL2 7PD

Asking Price £550,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE







# Fromebridge Lane, Whitminster, Gloucester, GL2 7PD

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Southwater is a delightful end/corner terraced house for sale, situated in an exclusive private development, ideally placed with superb public transport links. Offering flexible accommodation over three floors, the property is in good condition, showcasing tasteful and well-maintained interiors. The house comprises of three comfortably sized bedrooms and two bathrooms, promising ample living space. The single reception room is a warm, inviting space, boasting a charming fireplace that adds a cosy, homely touch. The kitchen dining room, well-equipped and functional, ensures all your culinary needs are met. One of the key attractions of this property is its unique features. It provides off-street parking, secured by electric driveway gates, offering convenience and safety. The house also benefits from a lovely garden, perfect for outdoor relaxation or a spot of gardening. The property's location and design lend itself to a wonderful sense of community, perfect for families, couples, or commuters being conveniently placed for the M5 and A38. Perhaps the most enchanting feature is the property's position overlooking the River Frome. This gives the house a tranquil, serene ambiance, making it a peaceful haven away from the bustle of daily life.





#### 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](mailto:stroud@hunters.com) for a free valuation.

#### Ground Floor



#### Entrance & Kitchen Dining Room

17'1" to stairs x 14'2"

Hosting a range of fitted wall and base unit units with oak worktops over, integrated dishwasher and washing machine. Belfast sink with mixer tap and fluted drainer. Three latched style windows, tall storage cupboard with drawers and shelves. Large feature walk-in pantry with drawers shelves and wine rack. Range style LPG gas cooker with the electric ovens, matching extractor hood over. Recessed lighting, staircase to the next floor, under stairs cupboard, two electric heaters, stable door to the main garden and additional stable door to the front. Door to Bedroom 3/study/playroom.

#### Bedroom 3/Study

11'0" x 9'0"

Latched window, electric heater, shelved cupboard, wood effect vinyl flooring. Door to ensuite shower room/WC.

#### Ensuite Shower Room/WC

Comprising a corner shower, wash basin with vanity storage and an encased system WC. Tiled floor, recessed lighting, heated towel rail and partly tiled walls.





## Middle Floor

### Hall

Wood and leaded stained glazed door, staircase to the top floor. Door to sitting room.

### Sitting Room

26'0" max x 16'0" max

A large room with three latch style windows, door to hallway, wood burner to chimney breast with exposed brick alcoves either side. Additional latched window to the opposite side of the room.

### Top Floor Landing

Ceiling beam, coats/wardrobe cupboard, airing cupboard with hot water cylinder.

### Bedroom 1

15'7" x 10'0" max

Latched window, part pitched ceiling, electric heater, beam, built-in wardrobe.



## Bedroom 2

12'0" x 7'9" max

Deep wardrobe, two latched windows, ceiling beam, loft access, part slopping ceiling. Electric panel heater.

## Bathroom

8'3" x 7'0"

With suite incorporating a roll. top-Bath with telephone style tap and shower handset. Wash basin with vanity storage, encased system WC. Built-in cupboards, display top, latched window with beam, wall lights, exposed flooring, heated towel rail, electric heater.

## Outside

### Main Garden & Courtyard

The main garden is enclosed with various trees to include Apple, Palm and Acer. There is an area laid to grass, patio with pergola over and decking with shed and adjacent outside tap.

### Courtyard

Laid to stones with a wood store.



**Parking**  
There is off-road parking for two cars on the area laid to stones.

**Tenure**  
Freehold

**Council Tax Band**  
Band E

**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 circa £336.00 Per Annum.

**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.

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

#### DISCLAIMER

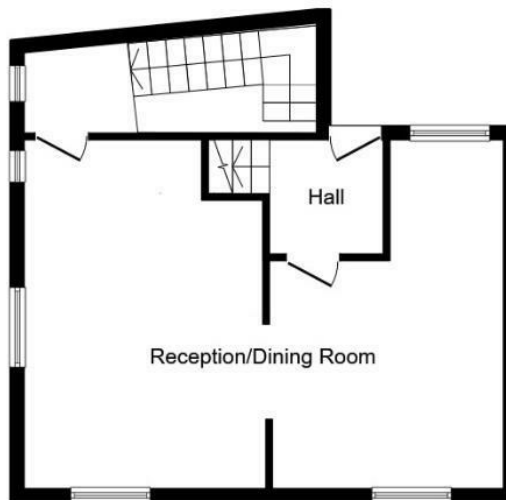
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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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## Ground Floor

Floor area 43.8 m<sup>2</sup> (472 sq.ft.)



## First Floor

Floor area 43.9 m<sup>2</sup> (473 sq.ft.)



## Second Floor

Floor area 37.2 m<sup>2</sup> (401 sq.ft.)

**TOTAL: 125.0 m<sup>2</sup> (1,345 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
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