



SALES & LETTINGS



The Green, Nupend, Stonehouse Gloucestershire GL10 3SU

Offers in Excess Of £450,000

- 4 Bedroom Semi-Detached Cottage
- Two Receptions
- Kitchen/Breakfast Room, and Laundry
- Bathroom and Downstairs Shower Room
- Two Attic Rooms
- Good Size Level Garden
- Parking for Four Cars
- Pretty Hamlet Location with Great Access to M5 and A38

The Property

TG Sales and Lettings are delighted to bring to the market a delightful four-bedroom semi-detached cottage boasting a good size level garden and plenty of private parking, nestled close to open fields. Found in the pretty hamlet of Nupend, you are 1.5 miles from the village amenities of Eastington and less than 3 miles from the wider shops and services of Stonehouse town centre. The property enjoys convenient access to the A38 and M5 motorway to reach the larger Cotswold town of Cheltenham and the cities of Bristol and Gloucester.

A small, tiled entrance area welcomes you into the property and from here you step into a spacious dining hall with oak flooring that runs throughout most of the downstairs rooms, and a pretty feature fireplace. The living room boasts a further fireplace and enjoys a double aspect. A bright and well-planned kitchen can be found to the rear of the cottage, offering plenty of fitted cabinetry with wood block worksurfaces, and a central island unit. Integral appliances include dishwasher, wine rack and fridge, and a Belfast style sink. There is space for a range cooker, inset to a tiled chimney recess which forms a lovely feature of this room, space for a fridge/freezer, and there is access to the garden. A useful laundry, with further external access, and contemporary shower room, complete the downstairs accommodation.

Upstairs, doors from the landing lead to all four bedrooms and the bathroom. Bedroom one – a good size double – and bedroom four lie to the front of the cottage, with bedrooms two and three positioned to the rear, overlooking open fields. A door from bedroom two opens on to stairs that lead up to two attic rooms, offering scope for extension subject to the usual permissions. The stylish bathroom has a boiler run over-bath shower, heated towel rail and built-in cupboards. Outside, the enclosed rear garden boasts a good size lawn and area of decking with overhead pergola, providing plenty of space for children to run around, and for entertaining friends and family. To the front can be found off road parking for at least four cars.

AGENT'S NOTE: The property is served by private drainage/sewage which runs to a shared septic tank on the neighbouring property.



Situation

Nupend is a pretty, semi-rural hamlet situated on the edge of the village of Eastington and the vibrant town of Stonehouse. A short distance away can be found a 'Little Waitrose', and Starbucks coffee house, and in the town of Stonehouse you will find an abundance of shops and other local amenities including, GP surgery, chemist, pubs, supermarket, independent butchers and fast food/takeaway outlets plus a fabulous Italian restaurant. This property is ideally situated for easy access to M5 motorway. The town also has its own mainline railway station, which has a regular train service to London. Primary schools close by include Eastington, Great Oldbury and Whitminster. Secondary school (Maidenhill) and independent schools (Wycliffe College and Hopelands Preparatory School) are found in Stonehouse. There are a number of footpaths and country lanes close by, and Stroudwater canal and the Cotswold Way walking trail pass close to Stonehouse.

to the right. 2 The Green is a short distance along on the right.
SATNAV postcode GL10 3SU

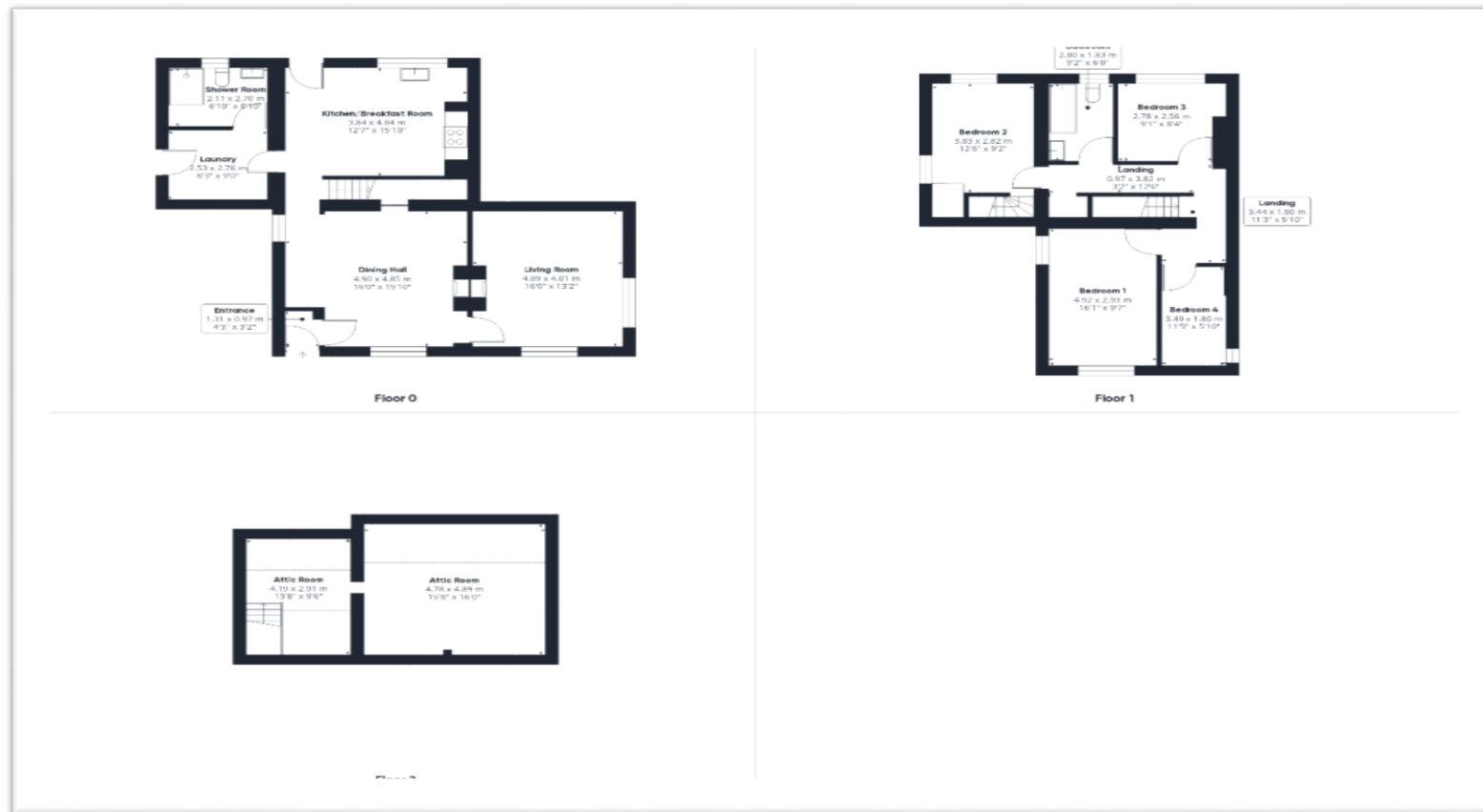
Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains and Water are all believed to be connected to the property.

Council tax band D





Head Office
 TG Sales & Lettings
 48 Stroud Road
 Gloucester
 Gloucestershire
 GL1 5AJ
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 48 Stroud Road, Gloucester, Gloucestershire, GL1 5AJ.