



Church Lane, Saul GL2 7JY
£249,950



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• End of terrace bungalow • Two bedrooms • Mature garden • Off-road parking for one vehicle • Sought after village location • Walking distance to local café and Saul Junction • Chain free • Freehold • Council tax band C (£2,048.58) • EPC rating E51

£249,950



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

Kitchen

uPVC door to kitchen and uPVC double-glazed window to front elevation. Access to living room, bedroom one, bedroom two and shower room. Range of wall and base units with appliances to include stainless steel sink, under-counter fridge/freezer, four ring electric hob, oven and integrated dishwasher. Radiator.

Living Room/Diner

Two uPVC double-glazed windows to front elevation. Radiator.

Utility Room

Two single-glazed windows to shower room and boot room and two Skylights. Range of wall and base units with appliances to include washing machine and tumble dryer. Radiator.

Hall/Boot Room

uPVC door and single-glazed window to utility room. Access to living room. Radiator.

Bedroom One

uPVC double-glazed window to side elevation. Built-in wardrobes. Radiator.

Bedroom Two

uPVC double-glazed window to side elevation. Radiator.

Shower Room

Single-glazed window to utility room. Low-level WC, wash hand basin and corner shower cubicle. Airing cupboard. Radiator.

Outside

The property has a car port with off-road parking for one vehicle. The garden is fully enclosed and boasts an array of greenery.

Location

The property is located in the heart of Saul. Saul is a popular rural village that is well placed for easy access to the M5 motorway as well as Gloucester, Cheltenham, Stroud and adjoining the sought after village of Frampton on Severn. Within Frampton there is a village shop, post office and primary school, as well as an array of beautiful eateries. There are a range of pleasant walks nearby, as well as the Saul Marina providing mooring for boat enthusiasts as well as a number of family events.

Material Information

Tenure: Freehold.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,048.58 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

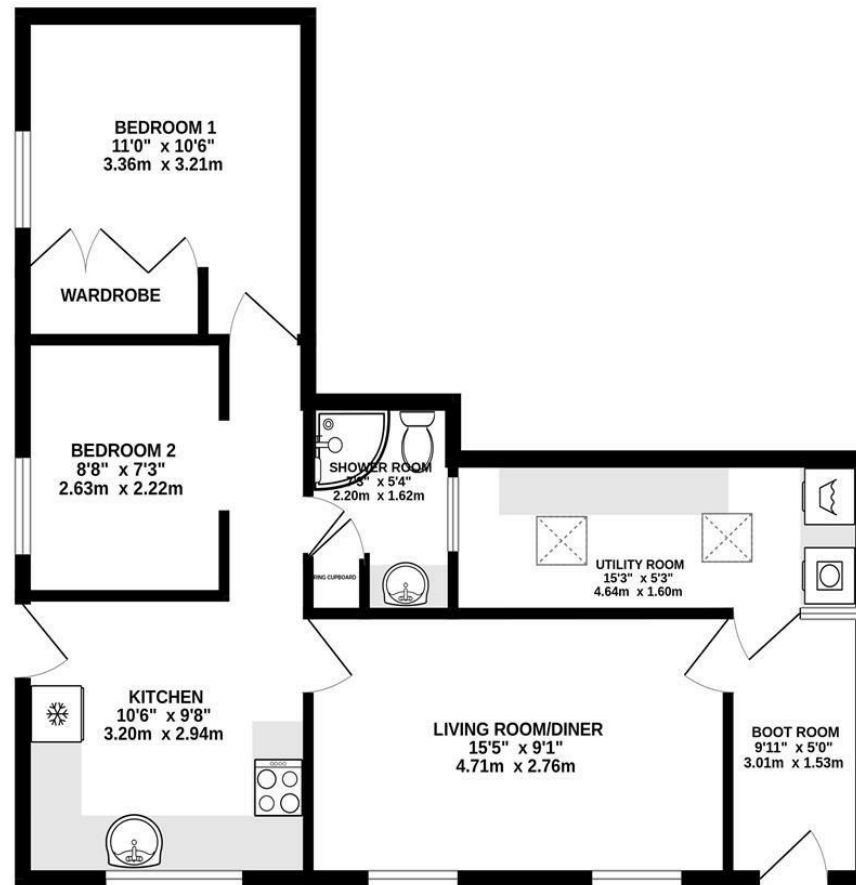
Heating: oil fired central heating.

Broadband speed: 6 Mbps (basic), 71 Mbps (superfast) and 1,000 Mbps (ultrafast).

Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited) and Vodafone (Limited).



GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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