



High Street, Saul GL2 7LW
£399,950



High Street, Saul GL2 7LW

• Semi-detached house • Two double bedrooms • Additional bedroom/nursery • Renovated and extended by current owners • Garage and parking for two vehicles • Situated in a sought after village • Chain free • Freehold • Council tax band C (£1,959.23) • EPC rating D62

£399,950



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

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

Entrance Hall

Composite door to entrance hall with uPVC double-glazed windows either side and two uPVC double-glazed windows to side elevation. Access to shower room, living room, family room and stairs to the first floor. Storage cupboard. Radiator.

Living Room

uPVC double-glazed window to front elevation. Media wall with electric fire and cupboards either side. Radiator.

Kitchen/Family Room

uPVC double-glazed window to rear elevation and uPVC double-glazed bi-folding doors to rear garden. Media wall with electric fire. Range of wall and base units with appliances to include eye-level double oven, five ring electric hob, one and a half bowl sink with mixer tap and drainer, wine fridge, integrated dishwasher, integrated fridge/freezer and integrated washing machine. Radiator.

Shower Room

Low-level WC, wash hand basin and waterfall shower. Heated towel rail.

Bedroom One

uPVC double-glazed window to rear elevation. Access to bedroom three/nursery. Storage cupboard. Radiator.

Bedroom Three/Nursery

uPVC double-glazed window to rear and side elevation. Radiator.

Bedroom Two

uPVC double-glazed window to front elevation. Feature fireplace. Storage cupboard. Radiator.

Bathroom

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin, corner bath and walk in waterfall shower. Heated towel rail.

Outside

To the side of the property is a driveway with tandem parking for two vehicles and access to the rear garden. There is a garage with access from the driveway and garden. The rear garden is low-maintenance and fully enclosed, it is mostly laid to patio with flower borders and a raised bed.

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 - £1,959.23 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

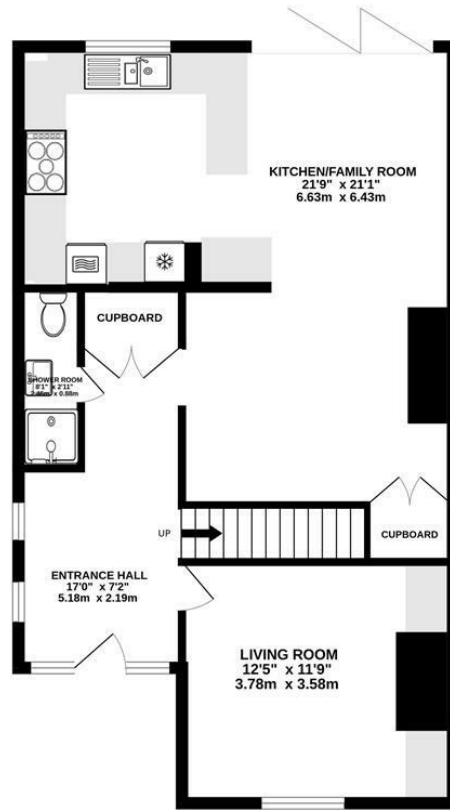
Heating: oil fired radiators. There is no mains gas to the village.

Broadband speed: 6 Mbps (basic) and 80 Mbps (superfast).

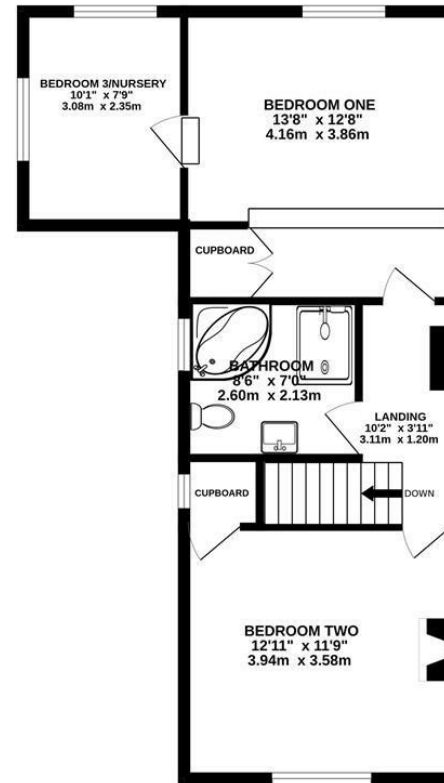
Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited) and Vodafone.



GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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.
Made with Metrogix ©2024

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

