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Pella Passage Road, Saul, GL2 7LB

£425,000

Welcome to this charming property located on Passage Road in the picturesque village of Saul, Gloucester. This characterful home offers a unique blend of traditional features and modern comforts, making it a truly special place to call home.

For those in need of a dedicated workspace or a peaceful retreat, the garden studio/study provides the ideal solution. Whether you work from home or simply enjoy a quiet space to read or create, this versatile studio offers endless possibilities. The garden is a very generous size for a growing family.

Located in the rural village of Saul, you'll have the opportunity to enjoy the tranquility of countryside.

Boot Room 6'11 x 6'3 (2.11m x 1.91m)

Kitchen/Dining/Family Room 18'11 x 11'10 (5.77m x 3.61m)

Utility Room 9'4 x 7'10 (2.84m x 2.39m)

Wetroom 9'6 x 7'10 (2.90m x 2.39m)

Sitting Room 12'2 x 12'0 (3.71m x 3.66m)

Bedroom 1 12'2 x 12'2 (3.71m x 3.71m)

Bedroom 2 8'6 x 7'3 (2.59m x 2.21m)

Mezzanine 12'0 x 8'1 (3.66m x 2.46m)

Bedroom 3 8'6 x 6'9 (2.59m x 2.06m)

WC

OUTSIDE

Driveway providing OFF ROAD PARKING

The rear garden has a large sandstone patio area and central lawn with pathway leading to the Garden Room 16'1 x 9'5, attached is currently an open covered area (with power) this could have potential for a garden kitchen/Bar. The large decking area allows space to sit and enjoy the view of the garden whilst you entertain, the top section of the garden is laid to lawn and all enclosed.

Services

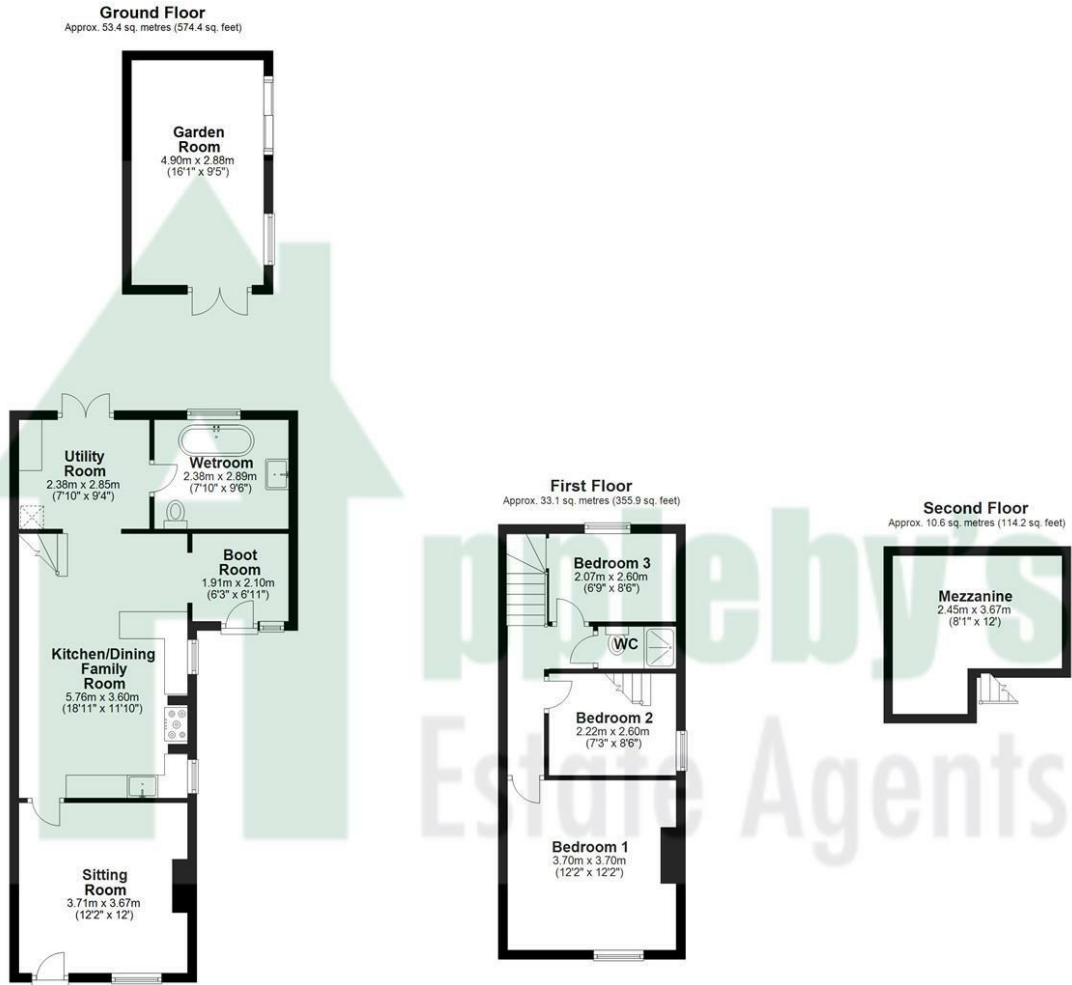
Mains drainage, Oil and underfloor heating.

Stroud District council tax band D

Tenure

Freehold

Floor Plan



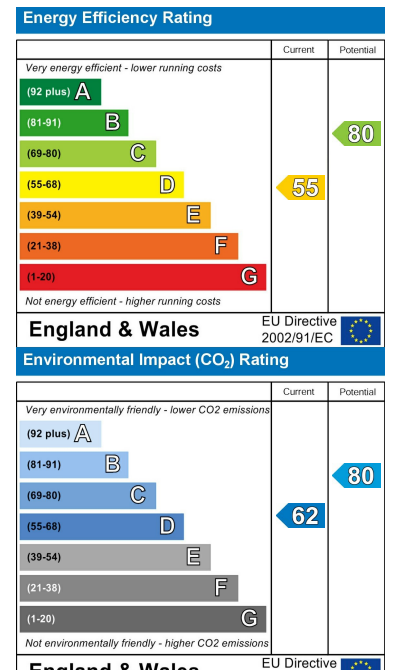
Total area: approx. 97.0 sq. metres (1044.5 sq. feet)

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.

Area Map



Energy Efficiency Graph



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