



The Old Post Office

Cranham, Gloucester, GL4 8HP

Offers in excess of £375,000



Murdock & Wasley Estate Agents are pleased to bring to the market this charming two double bedroom semi-detached cottage, set in the heart of the village of Cranham.

Formerly the village post office, this delightful home has been thoughtfully extended and sympathetically converted, blending original character with practical living. The property offers an enclosed garden, off-road parking, and a wealth of period features throughout.

Cranham is a thriving village community, home to a resident-owned pub, cricket and tennis clubs, a village hall, and a well-regarded primary school, all set within picturesque countryside, with miles of scenic walks on the doorstep.



Entrance

Accessed via solid wooden door. Doors lead off:

Sitting Room

Power points, radiator, feature Inglenook fireplace with wood burning stove, stairs to first floor landing. Door to understairs storage cupboard, exposed wooden beams, front aspect upvc double glazed window. Door to:

Kitchen

Range of base, drawer and wall mounted units, wooden worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, space for fridge/freezer and breakfast table. Partly tiled walls, heated towel rail, radiator, vinyl flooring, exposed wooden beams, inset ceiling spotlights, front aspect upvc double glazed window.

WC

Low level wc, pedestal wash hand basin with mixer tap over, space for washing machine, tiled flooring, side aspect upvc frosted double glazed window.

Living Room

Tv point, power points, feature fireplace, radiator, side aspect upvc double glazed French doors and rear aspect upvc double glazed window.

Landing/ Snug

Power points, radiator, exposed wooden beams, front aspect upvc double glazed window.

Bedroom One

Power points, radiator, exposed wooden beams, wooden flooring, front and side aspect upvc double glazed windows.

Bedroom Two

Power points, radiator, built in storage with shelving, inset ceiling spotlights, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin with separate taps over. Base mounted units, partly tiled walls, heated towel rail, velux rooflight.

Outside

To the front of the property, a shared driveway offers off-road parking for two vehicles.

To the rear, there is a charming courtyard ideal for outdoor seating, which leads onto a generously sized, flat lawn bordered by mature hedging. The garden is fully enclosed with fencing, and a private gate provides pedestrian access via the neighbouring driveway to the front of the property.

Tenure

Freehold

Local Authority

Stroud District Council
Council Tax Band: C

Services

Mains water, electric and drainage. LPG gas.

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	36	65
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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