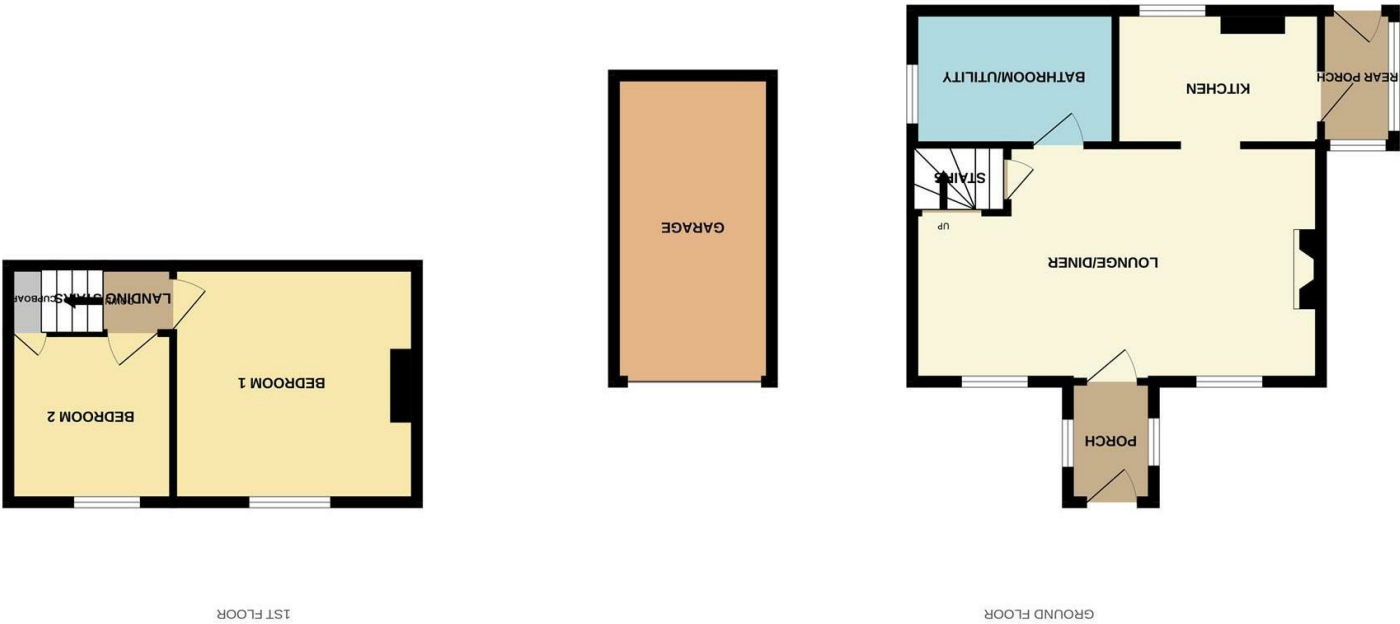
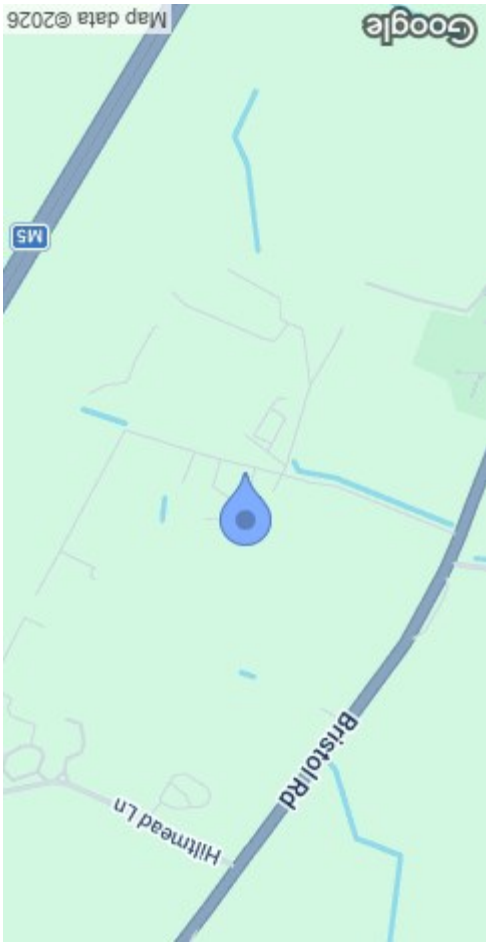


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		England & Wales	
Energy Efficiency Rating	Current	Target	Very energy efficient - lower running costs (92 plus) A
			(91-91) B
			(88-80) C
			(85-84) D
			(82-81) E
			(79-78) F
			(76-75) G
			Very energy inefficient - higher running costs (74-73) H
			(71-70) I
Environmental Impact (CO ₂) Rating		England & Wales	
Environmental Impact (CO ₂) Rating	Current	Target	Very energy efficient - lower CO ₂ emissions (92 plus) A
			(91-91) B
			(88-80) C
			(85-84) D
			(82-81) E
			(79-78) F
			(76-75) G
			Very energy inefficient - higher CO ₂ emissions (74-73) H
			(71-70) I



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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The Cottage
Moreton Valence, Gloucester GL2 7NG

£425,000

Charming well presented two bedroom detached cottage with a lovely level quarter of an acre plot and a single garage situated in an easily accessible position.

Accommodation comprises porch, 20ft lounge/diner, fitted kitchen, bathroom/utility with a white suite, bedroom one and bedroom two.

Outside you have off road parking leading to the garage and lovely gardens which are laid to lawn with plants, bushes and fruit trees.

Moreton Valence is a well connected Gloucestershire village ideally positioned for those seeking excellent accessibility alongside a semi rural setting. Conveniently located just off the A38 and within easy reach of Junctions 12 and 13 of the M5 motorway, the village is particularly well suited to commuters travelling towards Gloucester, Cheltenham, Bristol and Birmingham.



Partially glazed front door leads into:

ENTRANCE PORCH

Double glazed windows to either sides, thumb latch door leads into:

LOUNGE/DINER

20'1 x 11'9 max (6.12m x 3.58m max)

Solid oak flooring, fireplace housing a solid fuel burning stove, radiator, wall lights, stairs leading off, upvc double glazed windows to front elevation.

KITCHEN

10' x 6'7 max (3.05m x 2.01m max)

Modern base units, laminated worksurface, single drainer one and a half bowl stainless steel sink unit with a mixer tap, electric cooker point, space for fridge, quarry tiled floor, vertical radiator, upvc double glazed window to rear elevation, door to side elevation into:

REAR ENTRANCE PORCH

Partially glazed door to rear elevation, windows to front and side elevations, polycarbonate roof.

BATHROOM/UTILITY

9'2 x 6'6 (2.79m x 1.98m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin, partially tiled walls, chrome heated towel rail, quarry tiled floor, plumbing for automatic washing machine, extractor fan, upvc double glazed window to side elevation.

From the lounge stairs lead to the first floor.

LANDING

BEDROOM 1

12'2 x 11'8 max (3.71m x 3.56m max)

Former open fireplace with a wooden surround, double radiator, upvc double glazed window to front elevation.

BEDROOM 2

9' x 7'8 (2.74m x 2.34m)

Built in storage cupboard, double radiator, upvc double glazed window to front elevation.

OUTSIDE

At the front of the property there is a five bar farmgate giving access onto gravelled parking which leads to a:

SINGLE DETACHED GARAGE

Up and over door to front elevation.

At the side and rear there are lovely garden areas with well stocked flower borders, plants, shrubs, bushes, fruit trees and a gravelled patio.

SERVICES

Mains water, electric and gas. Septic Tank.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
Stroud District Council, Ebley Mill , Ebley Wharf , Stroud , Glos. GL5 4UB.

TENURE

Freehold.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Cole Avenue proceed along towards Quedgeley and at the traffic lights turn left onto the A38 towards Bristol. At the second roundabout turn right towards Whitminster and proceed along here where the property can be located on the left.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.