

26 Phillimore Gardens,
Frampton On Severn,
GL2 7HN

£1,395 Per Month



Nestled in the charming village of Frampton On Severn, this semi-detached house offers a delightful living experience. With two spacious reception rooms and three comfortable bedrooms, it is perfect for families or those seeking extra space. The property also features a well-appointed bathroom with separate bath and shower, making it a practical choice for modern living. Enjoy the serene village atmosphere while being conveniently located to local amenities. Council Tax Band B. Energy Rating D.
Available from Early August.

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Situation

This semi detached family home is tucked away in a cul de sac position but close to the local primary school and amenities in the village of Frampton-on-Severn. The village is famous for its extensive and picturesque village green and has its own post office/store, choice of pubs and a village hall. A number of country walks are close by including the tow path on the Gloucester/Sharpness canal. Frampton-on-Severn is well placed for travel throughout the south west being within a five minute drive of Junction 13 of the M5 motorway. The property is well placed for access to the A38, allowing the larger centres of Stroud, Gloucester and Stonehouse within commuting distance and where secondary and independent schooling can be found.

Accommodation

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

Entrance Hall

Laminate flooring, glazed front door and storage area under stairs.

Lounge 3.23m x 3.23m (10'7" x 10'7")

Laminate flooring, decorative fireplace, window to front and open archway through to dining room.

Dining Room 3.16m x 2.80m (10'4" x 9'2")

Laminate flooring and sliding doors providing garden access.

Kitchen/Breakfast Room 4.24m x 3.15m (13'10" x 10'4")

Fitted kitchen with a range of wall and base units, single electric oven, induction hob, integrated fridge and dishwasher, vinyl flooring, window to rear and door giving garden access.

Utility 3.59m x 1.86m (11'9" x 6'1")

Tiled flooring, plumbing for washing machine and access to door to front.

Stairs to First Floor Landing

Carpeted flooring and airing cupboard.

Bedroom One 3.27m x 3.76m (max) (10'8" x 12'4" (max))

Double bedroom with carpeted flooring, built in wardrobe and window to front.

Bedroom Two 3.77m x 2.83m (12'4" x 9'3")

Double bedroom with carpeted flooring, built in wardrobe and window to front.

Bedroom Three 3.19m x 2.21m (extending to 3.56m) (10'5" x 7'3" (extending to 11'8"))

Double bedroom with carpeted flooring, built in wardrobe and window to rear.

Bathroom

White suite comprising of wash basin, bath, shower cubicle, vinyl and window to rear.

WC

WC, vinyl flooring and window to rear.

Externally

Good sized enclosed garden to rear which is laid to lawn, patio area, shed and gate providing side access to front. Enclosed patio to front and on street parking on a first come first served basis.

Agents Note

Available Date: 1st August 2026

Minimum Tenancy Length: 12 Months

Deposit: £1605.00

Council Tax Band: B

Energy Rating: D

Minimum Annual Income Requirement: £41,850

Unfurnished/Part Furnished

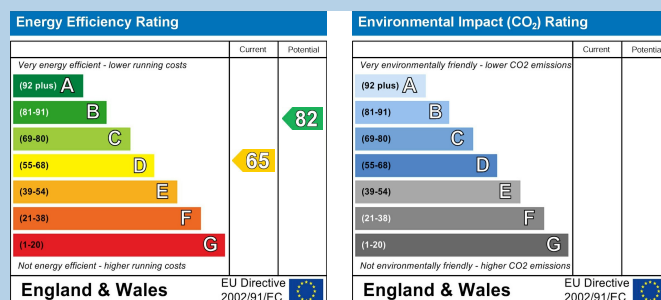
Utilities: Mains Electric, Water and Sewerage are connected. Oil Central Heating

Standard Meters

Broadband: ADSL (Asymmetric Digital Subscriber Line)

For mobile signal and wireless broadband: Please see

www.checker.ofcom.org.uk for more information



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