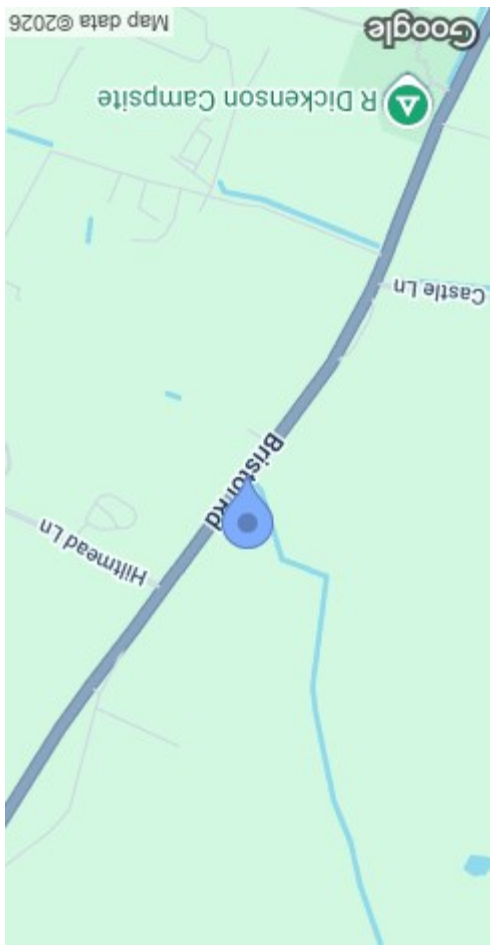

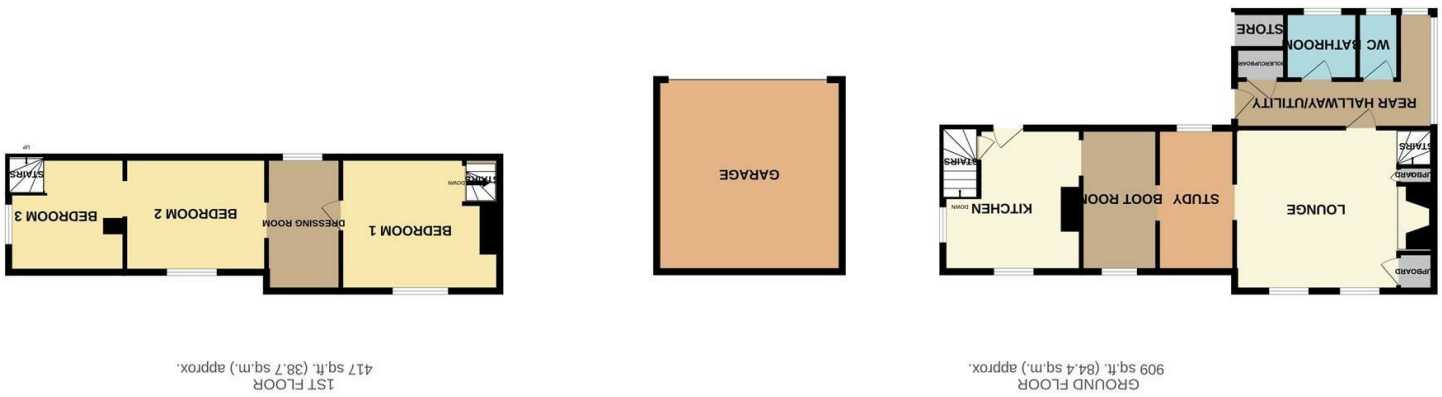

Thatch Cottage

Moreton Valence, Gloucester GL2 7NG

STEVE GOOCH
ESTATE AGENTS | EST 1985

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.

27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

£350,000

Grade II listed three bedroom detached thatched cottage with huge potential for renovation situated within a lovely level plot of a third of an acre.

Accommodation comprises kitchen, lounge with an Inglenook style fireplace and exposed beams, study, boot room, bathroom, separate wc, bedroom one, dressing room, bedroom two and bedroom three.

Outside of the property you have a generous driveway with lovely gardens to either side that are mainly laid to lawn with plants, shrubs, 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 rear entrance door into:

KITCHEN
12' x 11'6 max (3.66m x 3.51m max)
Single drainer stainless steel sink unit with a mixer tap, electric cooker point, double radiator, double glazed windows to front and side elevations, through to:

BOOT ROOM
12' x 6'5 max (3.66m x 1.96m max)
Exposed beams, double glazed window to front elevation.

STUDY
12' x 6'5 max (3.66m x 1.96m max)
Exposed beam, double glazed window to rear elevation.

LOUNGE
16'7 x 13'7 max (5.05m x 4.14m max)
Inglenook style open fireplace housing a solid fuel burning stove, hardwood mantel, original storage cupboard, exposed beams, flagstone floor, stairs leading off, double glazed windows to front elevation, through to:

REAR ENTRANCE HALLWAY/UTILITY
Two single radiators, plumbing for automatic washing machine, cupboard housing the gas fired central heating boiler, double glazed window to side elevation, partially glazed door to side elevation.

BATHROOM
5'7 x 5'1 (1.70m x 1.55m)
White suite comprising panelled bath with a showerhead attachment, wash hand basin, heated towel rail, partially tiled walls, double glazed window to rear elevation.

SEPARATE W.C.
5'5 x 3'5 (1.65m x 1.04m)
Low level w.c., wash hand basin with a tiled splashback, single radiator, double glazed window to rear elevation.

From the lounge stairs lead into:

BEDROOM 1
14'3 x 11'2 max (4.34m x 3.40m max)
Double radiator, double glazed window to front elevation overlooking the garden, through to:

DRESSING ROOM
14'3 x 6'1 max (4.34m x 1.85m max)
Exposed floorboards, double radiator, double glazed window to rear elevation overlooking paddocks.

BEDROOM 2
13'9 in length (4.19m in length)
Exposed floorboards, double radiator, double glazed window to front elevation.

BEDROOM 3
10'7 in length (3.23m in length)
Exposed floorboards, double glazed window to side elevation, stairs down to the kitchen.

OUTSIDE
There is a concreted driveway providing off road parking for several vehicles leading to a:

DOUBLE MARLEY STYLE GARAGE
Up and over door to front elevation.

There are large front gardens which are mainly laid to lawn with plants, shrubs, bushes and trees. To the rear there are further garden areas which are laid to lawn surrounded by fencing.

SERVICES
Mains water, electricity and gas. Septic Tank.

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.

LOCAL AUTHORITY
Council Tax Band: E
Stroud District Council, Ebley Mill , Ebley Wharf , Stroud , Glos. GL5 4UB.

TENURE
Freehold.

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).