



R B WALTERS
ESTATE AGENTS



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*High Street, Saul, Gloucester,
Gloucestershire, GL2 7JB.*

Guide Price £550,000

Being sold for the first time in over 40 years this spacious property is located along a quiet country lane leading to the Gloucester and Sharpness canal and offers scope for improvement and enhancement.

On a good size plot with an extensive range of mature flowering shrubs and plants this wonderful, detached chalet style bungalow offers a superb opportunity for those looking to make their mark and have flexible accommodation to suit every need.

The good size hallway has the bedrooms and bathroom leading off to the right and then the living space all to the left. There is a dining room and very generous living room with a conservatory off of it. The kitchen, which is accessed through an opening from the dining room leads to the utility. Upstairs there are two bedrooms, both with some restricted head height however these could make for ideal office/study space, children's bedrooms or playrooms.

Approached through wrought iron gates the gardens surround the property and the driveway provides ample parking for several cars. There is a good area of lawn with ornamental pond and the garden is well screened with good privacy. There is a further area with workshop and storage unit.

Located close to the picturesque village of Frampton on Severn and providing good access to Gloucester, Stroud and the M5 motorway this property provides a peaceful yet convenient retreat.

Entrance Hall

Dining Room

10' 0" x 8' 2" (3.05m x 2.49m)

Living Room

20' 0" x 11' 9" (6.09m x 3.58m)

Conservatory

15' 5" x 9' 3" (4.70m x 2.82m)

Kitchen

10' 8" x 9' 5" (3.25m x 2.87m)

Utility Room

11' 4" x 6' 7" (3.45m x 2.01m)

Bedroom

13' 7" x 12' 0" (4.14m x 3.65m)

Bedroom

12' 2" x 10' 0" (3.71m x 3.05m)





Bedroom

9' 11" x 7' 3" (3.02m x 2.21m)

Bathroom

8' 11" x 6' 7" (2.72m x 2.01m)

First Floor Landing

Bedroom

14' 9" x 10' 8" (4.49m x 3.25m)

Bedroom

13' 7" x 10' 8" (4.14m x 3.25m)

Outside

Driveway Parking Several Cars

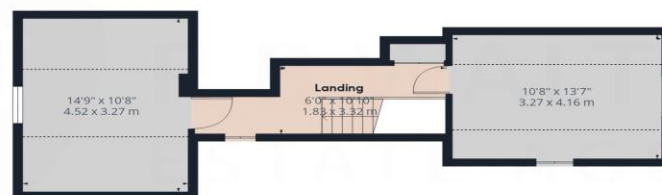
Substantial Gardens



Workshop and Storage Shed



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1502 ft²
139.7 m²

Reduced headroom

173 ft²
16.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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