

# HUNTERS®

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## Vaisey Field

Whitminster, Gloucester, GL2 7PT

Asking Price £215,000



Council Tax: A



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## Hunter Stroud Win GOLD Again

We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

## Description

A charming one-bedroom staggered terraced home tucked away in the popular village of Whitminster. This well-presented property offers a surprising sense of space, beginning with a spacious sitting room featuring an impressive tall, vaulted-style ceiling that creates an airy and inviting atmosphere. The open-plan layout flows naturally into a kitchen, making it ideal for everyday living. To the rear, a light-filled conservatory provides an additional versatile living area, perfect as a dining space, reading nook, or garden room. Upstairs, the property continues to impress with a contemporary modern shower room and a stylish gallery bedroom complete with some fitted wardrobes, offering both comfort and practicality. Outside, a good sized garden—an excellent space for relaxing, entertaining, or gardening. Parking is conveniently located close by, with allocated spaces for two cars which are clearly marked.

Situated just moments from M5 Junction 13, this property is perfectly positioned for commuters travelling to Bristol, Cheltenham, or Gloucester, while still enjoying the tranquillity of village life. With local amenities nearby and excellent transport links, an ideal first home or downsizing opportunity.

## Amenities

Whitminster is a relatively small village and yet it enjoys the benefits of a local pub and hotel both often hosting village events. There is also a village store and Highfield Garden World where you can shop or dine in the popular restaurant/café. The village primary school is located within walking distance and retains a good reputation. Whitminster can be found alongside the A38 and is located within 1 mile of the M5 at junction 13, ideal for commuting either to the north or south. There is also easy access to Gloucester, Stonehouse or Stroud with comprehensive shopping and leisure facilities in all locations. There is a main line railway station in Stonehouse providing fast rail access to both London Paddington and Gloucester.

## Entrance

Cupboard housing, a Worcester gas combination fired boiler, double glazed front door, double radiator, tiled floor, opening to kitchen.

## Kitchen Area

Selection of light Oak fitted wall and base units with worktops over. 1 1/2 bowl sink unit with water purifier under, plumbing and space for washing machine, double glazed window to the front. Spaces for fridge and freezer, slot in Belling gas cooker, tiled floor, opening into the sitting room.

## Sitting Room/Dining Room

Feature tall pitched ceiling, staircase to the first floor, electric fire with decorative fire surround, double radiator, patio door to conservatory.

## Conservatory

In UPVC with a polycarbonate roof. Radiator. French doors to garden.

## First Floor

Landing area with airing cupboard and radiator.

## Bedroom

Double glazed window to the front, fitted wardrobes and bulkhead cupboards. Double glazed window, television point.

## Shower Room

With modern suite comprising a shower cubicle, WC, wash basin to vanity storage and a double opaque glazed window.

## Outside

### Front Garden

An open plan front garden with canopy porch, light, meter boxes, cold water tap. The garden is laid to grass with borders for flowers.

### Rear Garden

Located to the rear is a garden which is laid to a patio and grass with a small pond and pump. Shed with light and power and a small lean-to greenhouse. The garden is fully fenced.

## 2 Parking Spaces

There is allocated parking for two cars close by clearly numbered.

## Agents Notes

Some of the white goods, additional bedroom and sitting room furniture are available by negotiation. Please ask agent if you are interested.

## Tenure

Freehold

## Council Tax Band A

## Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.



## Road Map



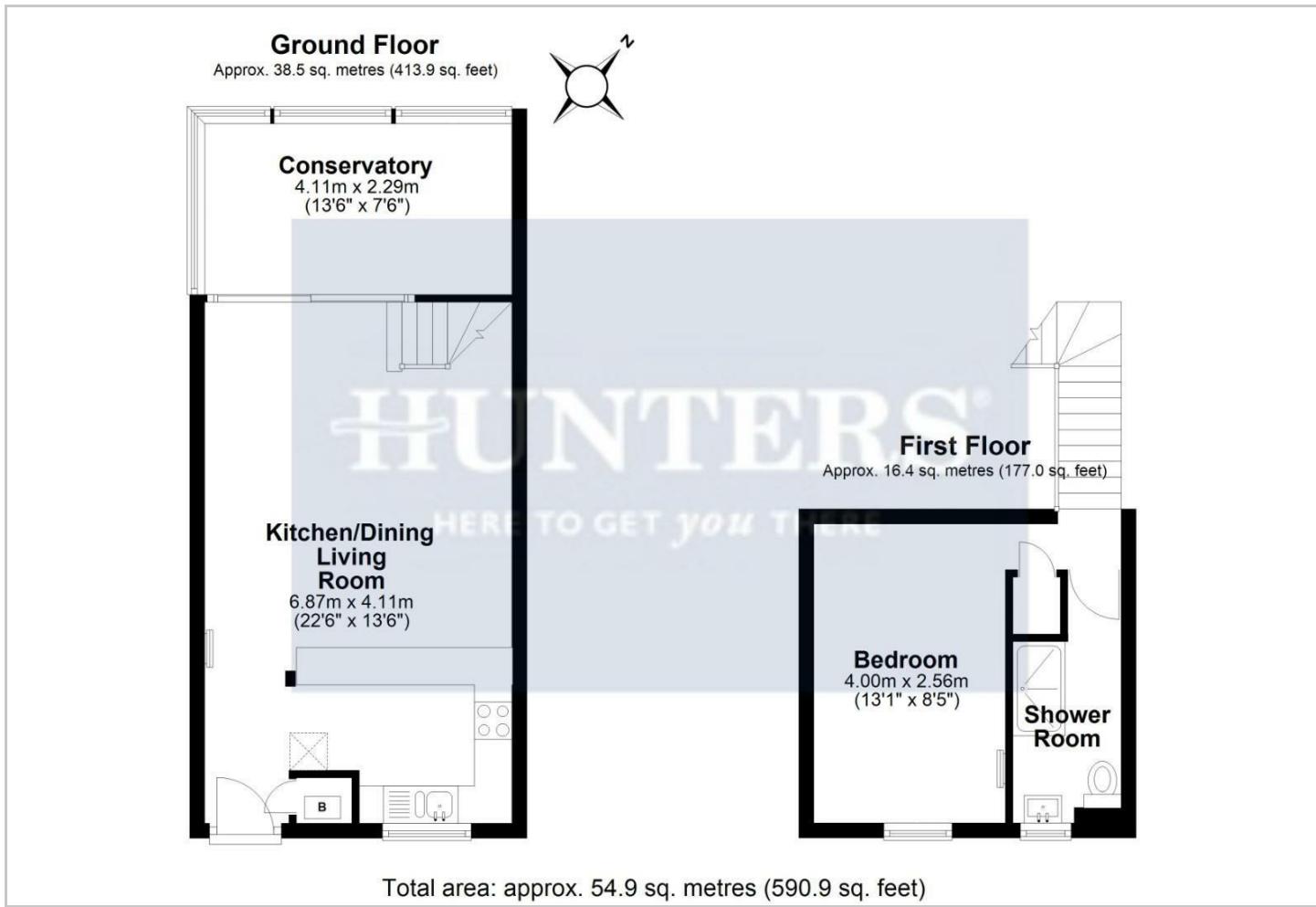
## Hybrid Map



## Terrain Map



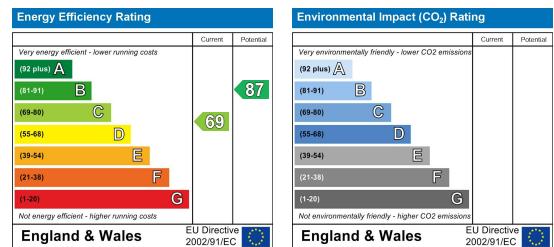
## Floor Plan



## Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.