HUNTERS®

HERE TO GET *you* THERE



Paynes Meadow

Whitminster, Gloucester, GL2 7PS

£370,000

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Council Tax: D





17 Paynes Meadow

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Entrance
Canopy porch leading to front door.

Entrance Hallway
With radiator, loft access with ladder which is part boarded, light and gas boiler.

Lounge/Dining Room
11'09 x 18'04 (3.58m x 5.59m)
Window to the front, two radiators, electric fireplace and door leading into hallway.

Cloakroom
Low flush wc, frosted window and radiator.

Kitchen
9'04 x 8'10 (2.84m x 2.69m)
Range of fitted units with worktop surfaces, stainless steel sink unit with mixer tap, part tiled walls, useful pantry cupboard, window overlooking the rear garden, space for cooker and fridge freezer, plumbing for washing machine, radiator and door leading to the side.

Wet Room
Electric underfloor heating, shower, wash hand basin, frosted window, part tiled walls and radiator.

Bedroom One
12' x 10' (3.66m x 3.05m)
Window to the rear and radiator.

Bedroom Two
9'11 x 9'10 (3.02m x 3.00m)
Window to the front and radiator.

Bedroom Three
8'11 x 7'08 (2.72m x 2.34m)
Window to the rear and radiator.

Outside
To the front, garden mainly laid to lawn with side access leading to the rear. Driveway leading to the detached garage and access to the rear enclosed garden backing onto a open field. With panelled fencing, delightful Summerhouse, abundance of shrubs and borders, patio area, mainly laid to lawn with greenhouse, vegetable area, access to a potting shed/workshop with power and light.

Detached Garage
29' x 7'10 (8.84m x 2.39m)
Double length garage with up and over door, power and light and personal side door into garden.

Anti-Money Laundering (AML) Compliance
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Nestled in the charming village of Whitminster, Gloucester, this delightful detached bungalow on Paynes Meadow offers a perfect blend of comfort and convenience. With accommodation comprising of entrance hallway, lounge/dining room, kitchen, wet room with separate cloakroom and three bedrooms. Outside to the front driveway providing ample parking leading to the 29ft detached garage, side access to the rear garden mainly laid to lawn with patio and useful workshop/potting shed.

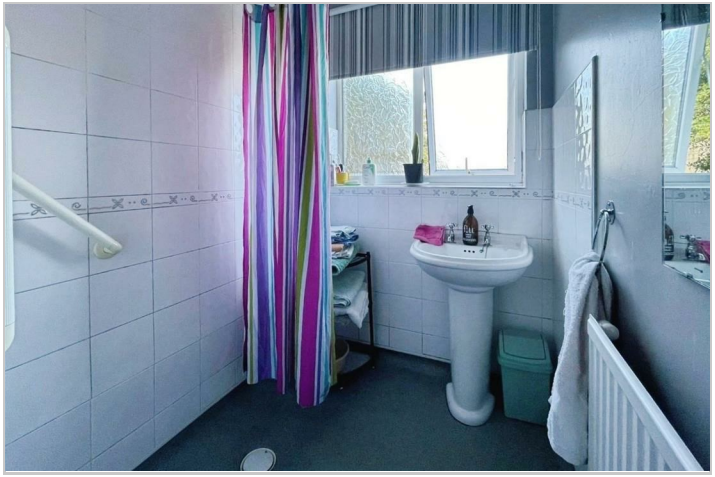
Whitminster benefits from a range of local amenities which include a village shop, village hall and primary school with several eateries close by. Whitminster can be found alongside the A38 and is located within 1 mile of the M5 at junction 13, ideal for commuting either to the north or south. There 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. This location is ideal for busy families and commuters who enjoy a countryside feel in a small, quiet cul-de-sac.

- Detached Bungalow
- Lounge/Dining Room
- Wet Room
- Driveway Leading to Detached Garage
- Three Bedrooms
- Kitchen
- Double Glazing and Gas Central Heating
- Gardens to Front and Rear









Road Map



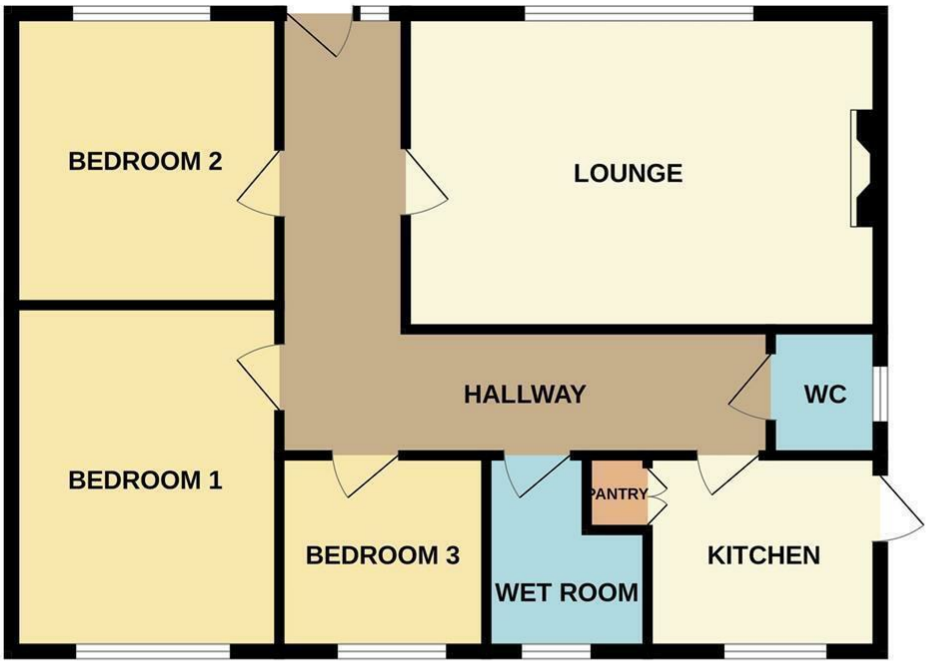
Hybrid Map

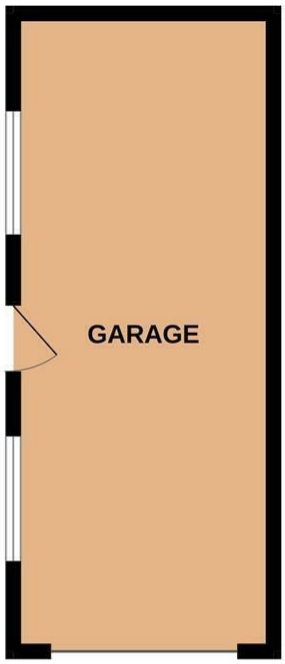


Terrain Map



Floor Plan





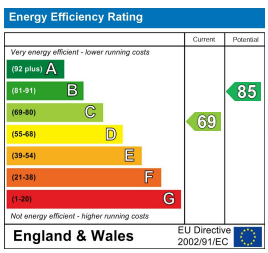
TOTAL FLOOR AREA : 1033 sq.ft. (95.9 sq.m.) approx.

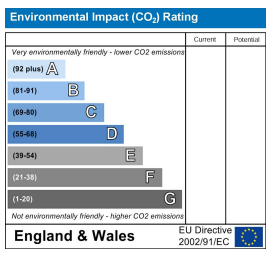
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact our Hunters Dursley Office
on 01453 542 395 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.

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