



Paynes Meadow, Whitminster, Gloucester, GL2 7PS

£267,500

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Offered with No Onward Chain! A light and bright 2 bedroom semi-detached bungalow, conveniently located in Whitminster which is just a few minutes drive from junction 13 of the M5, giving quick and easy access to Bristol/Cheltenham and further afield. The bungalow briefly comprises: a sitting room/dining room with gas fire, a modern kitchen breakfast room, shower room with white suite and 2 bedrooms one of which has wardrobes included. Outside there is driveway parking for 2 cars and garden areas to 3 sides of the property.



Hunters Gold Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So 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 for a free valuation.

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. This location is ideal for busy families and commuters who enjoy a countryside feel in a small, quiet cul de sac.

Sitting Room/Dining Room 18'0 x 9'8"

Double radiator, double glazed patio door to the front garden, gas fire to chimney breast. Opening to kitchen breakfast room.

Kitchen Breakfast Room 14'6" x 9'2" max

A modern range of Shaker style wall and base units with worktops over. 1 1/2 bowl sink, double glazed window and door to the side garden, double glazed door and glass panel to the front garden, double radiator, breakfast bar with storage beneath, recessed lighting, electric, oven, hob, and extractor hood. space for a slimline dishwasher, space for a further appliance. Door to Inner Hallway.

Inner Hall

Loft access, where the gas central heating boiler is. Central heating timer, doors to....

Shower Room 6'4" x 5'8"

Shower cubicle with shower with steam facility, WC, wash basin to vanity unit, tall designer radiator, double glazed window, fan heater, tiled floor and walls, recessed, lighting, heated towel rail.

Bedroom 1 11'5" x 9'9"

Double glazed window to rear, radiator, coving. Wardrobe and shelves included.

Bedroom 2 9'3" x 8'1"

Double glazed window to rear, radiator, coving.

Outside

Gardens & Parking

To the rear of the bungalow, a deep driveway provides off-road parking for two cars with further paved area to the side with power point. An arbour leads to an additional area which is also paved with outside tap and planters. To the side of the property is a block paved area which is mainly covered. There is a door to the bungalow and a metal gate to the front garden, outside power and tap. To the front of the property: A block paved area, and an area laid to stones with various shrubs interspersed, A picket style gate with fence leads to the pavement.

Tenure

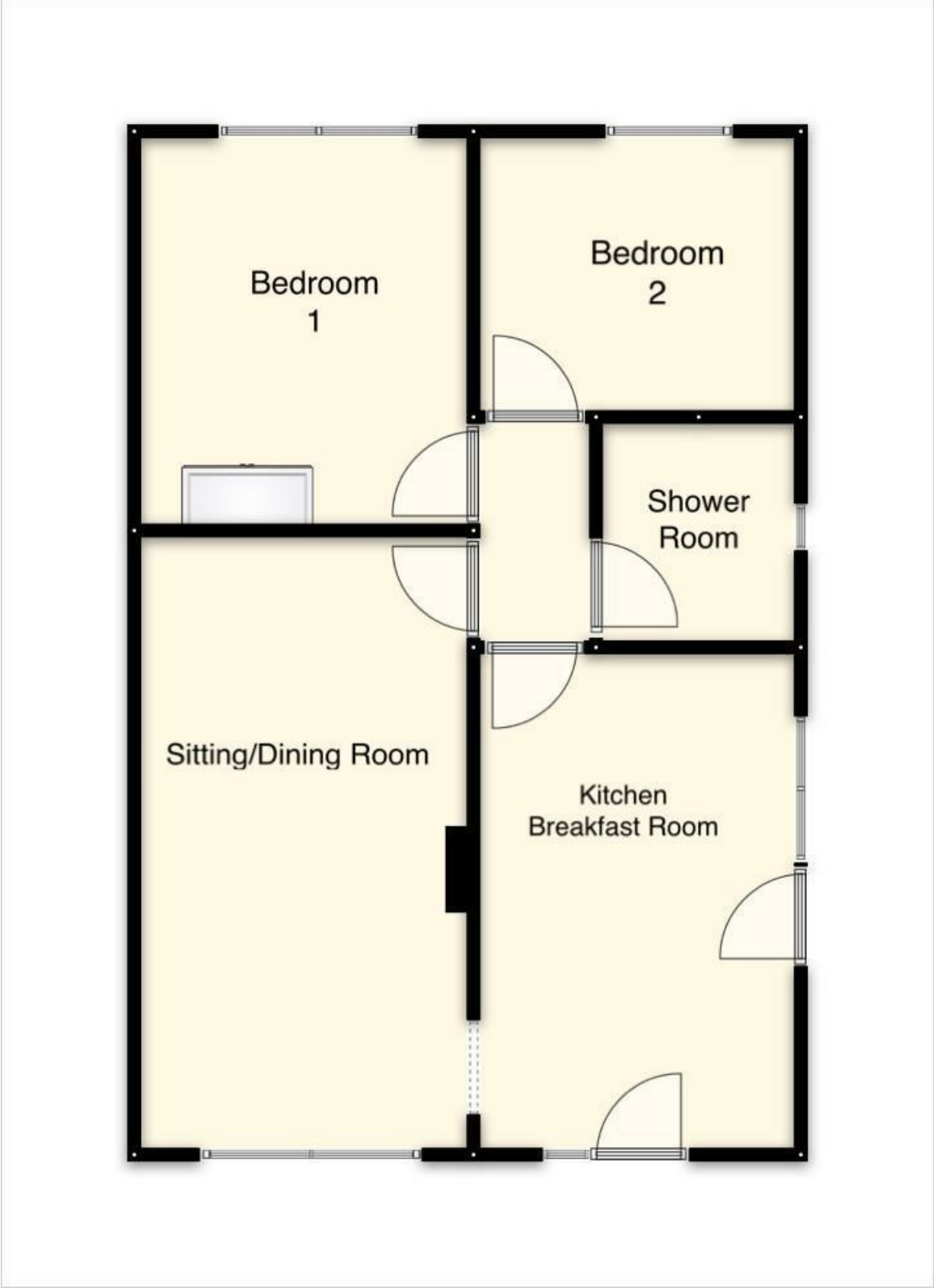
Freehold

Social Media

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Council Tax

Whitminster Parish Band C



Tenure: Freehold
Council Tax Band: C

- No Chain
- 2 bedroom Semi-Detached Bungalow
- Light & Bright Accommodation
- Modern Kitchen Breakfast Room
- Shower Room
- Off Road Parking For 2 Cars
- Garden Areas To Front, Side & Rear
- Sitting Room/Dining Room
- Gas Fired Central Heating System

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.