



**Bridge Road, Frampton On Severn GL2 7HA**

**£395,000**



# Bridge Road, Frampton On Severn GL2 7HA

• Semi-detached house with annexe • Two bedrooms in main house and ground floor bedroom in annexe • Generous rear garden • Idyllic rural location with easy access to canal walks • Ideal for multi-generational living • Local amenities including popular pub and green shop • Off road parking for several vehicles • Freehold • Council tax band B (£1,869.40) • EPC rating D51



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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www.naylorpowell.com

**£395,000**

## Entrance Hall

uPVC door leading into the entrance hall, access to the living room and stairs rising to the first floor. Radiator.

## Living Room

uPVC window to front elevation, open fire, radiator.

## Kitchen/Diner

uPVC window to rear elevation, a range of wall and base units with stainless steel sink and drainer. Spaces for under-counter fridge, freezer and washing machine. Electric hob and oven with extractor fan over. uPVC door leading to the garden. Radiator.

## Bedroom One

uPVC double glazed window to front elevation, built-in cupboards. Radiator.

## Bedroom Two

uPVC double glazed window to rear elevation. Radiator.

## Bathroom

Double glazed window to side elevation, bath with shower over, low level WC, pedestal wash hand basin. Radiator.

## Annexe

The annexe is accessed to the side of the property, providing separate access to the main property.

## Entrance Hall

uPVC door. Doors leading to kitchen, bathroom and living room. Radiator.

## Living Room

uPVC double glazed window to front elevation with doors leading to the inner lobby to the main property and to the bedroom. Radiator.

## Kitchen

uPVC double glazed window to the rear elevation. A range of wall and base units with stainless steel sink. Integrated electric hob and oven with extractor over. Space for under-counter fridge and washing machine. Radiator.

## Bedroom

uPVC double glazed window and door to rear elevation, giving access to the rear garden. The bedroom is accessed via the living room. Radiator.

## Bathroom

uPVC double glazed window to front, bath with shower over, low level WC, pedestal wash hand basin. Radiator.

## Outside

The property has driveway parking for several vehicles. The rear garden is generous in size and can be accessed via the annexe or main house. It is mostly laid to lawn with a patio area and some flower beds.

## Location

This home is located in the village of Frampton-on-Severn. The village benefits from a village shop, incorporating a post office, doctors' surgery, restaurant, pubs and primary school. There are a range of pleasant walks nearby, including the Gloucester and Sharpness canal and the River Severn in Arlingham. The canal provides mooring for boat enthusiasts as well as several family events. Frampton-on-Severn is situated on the eastern side of the River Severn, just under 4 miles from junction 13 of the M5 and the A38, providing easy access to Gloucester, Cheltenham and Bristol. Further facilities can be found in Stonehouse, Stroud, Gloucester and Cheltenham. Mainline railway links to London Paddington can be found at Stroud and Stonehouse, whilst Bristol and Gloucester are accessible via Cam.

## Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,869.40 (2026/27).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

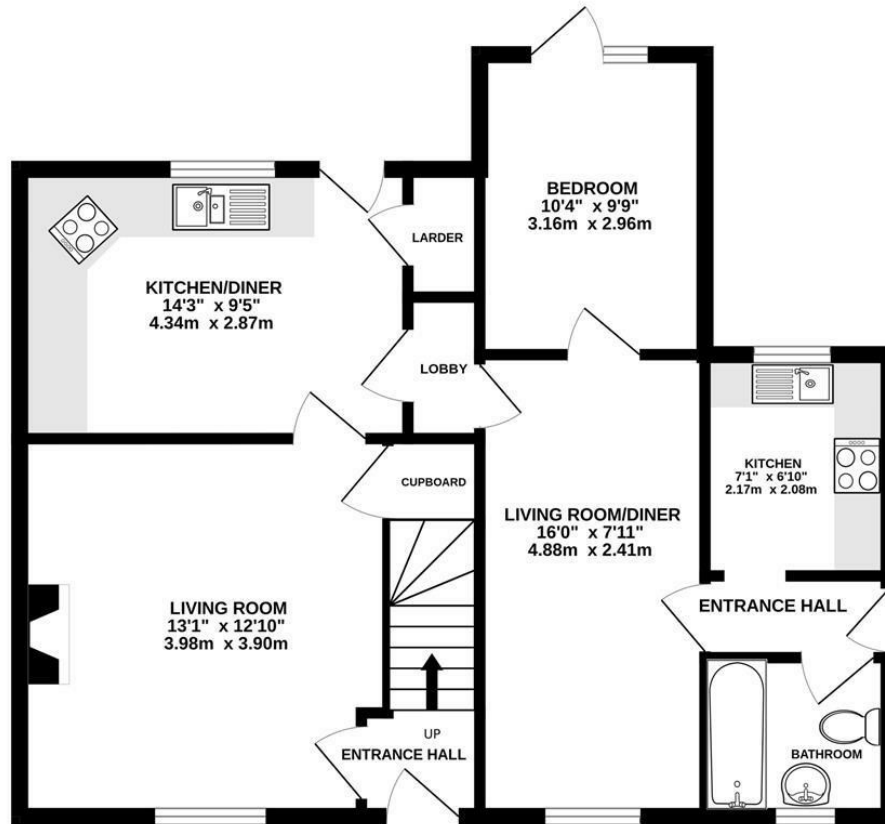
Heating: XXX

Broadband speed: 19 Mbps (basic), 80 Mbps (superfast) and 1,000 Mbps (ultrafast).

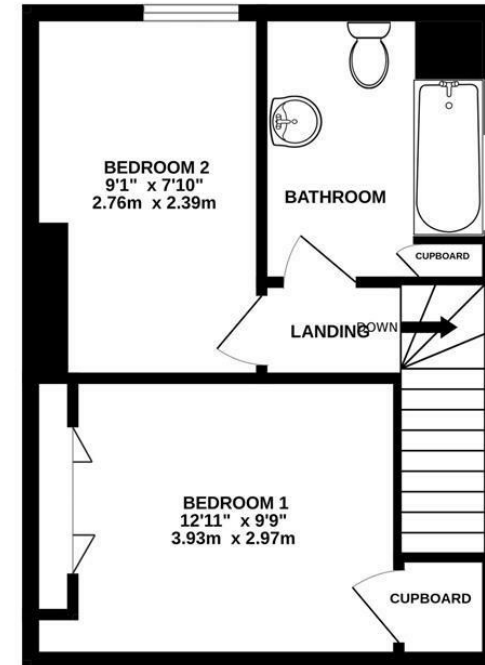
Mobile phone coverage: EE, O2 and Vodafone.



GROUND FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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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