



Holbury Crescent, Whitminster GL2 7PH
£284,000



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• Semi-detached house with huge extension potential (subject to planning permissions) • Two sizeable double bedrooms (potential to make three) and a generous and modern bathroom • Cosy living room with wood burning stove and access to the garden • Large rear garden of 0.14 acres • Parking available in a communal area on a first come first served basis • Close to popular school • Sought after village of Whitminster with local amenities such as shop and eateries • Freehold • Council tax band B (£1,867.29) • EPC rating C70

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

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Entrance Hall

Wooden door to entrance hall. Access to living room, kitchen/diner and stairs rising to the first floor.

Living Room

Two uPVC double-glazed windows to front and rear elevation and uPVC double-glazed door to rear garden. Wood burning stove with storage either side. Two radiators.

Kitchen/Diner

Two uPVC double-glazed windows to front and rear elevation. Range of wall and base units to include one and a half bowl sink with mixer tap and drainer, four ring gas hob and oven. Space for American style fridge/freezer. Access to rear lobby. Radiator.

Rear Lobby

Wooden stable door to rear garden. Access to utility room.

Utility Room

uPVC double-glazed window to rear elevation. Worktop with space and plumbing for washing machine. Low-level WC and wash hand basin.

Bedroom One

uPVC double-glazed window to side elevation. Storage cupboard. Feature fireplace. Radiator.

Bedroom Two

uPVC double-glazed window to front elevation. Storage cupboard. Radiator.

Bathroom

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin, bath and walk in shower. Radiator.

Outside

The property sits on a total plot of 0.16 acres front to back, with the rear garden being 0.14 acres. The front garden is gated and laid to

lawn with a path to the front door. The sizeable rear garden is also laid to lawn with benefits to include storage shed, greenhouse, patio and pond.

Location

The village of Whitminster has a range of local amenities which includes a Primary School, village shop, village hall and Garden Centre. There are plenty of places to eat, including The Whitminster Inn offers a selection of Chinese, English and Indian cuisine, 'Krate Village' and The Old Forge Inn and The Fromebridge Mill. Whitminster playing fields offers a number of recreational team games, there is a children's play area and skate ramp. Junction 13 of the M5 motorway is close by, providing easy and convenient access to Gloucester, Cheltenham and Bristol.

Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,867.29 (2026/27).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 4 Mbps (basic), 60 Mbps (superfast) and 1,000 Mbps (ultrafast).

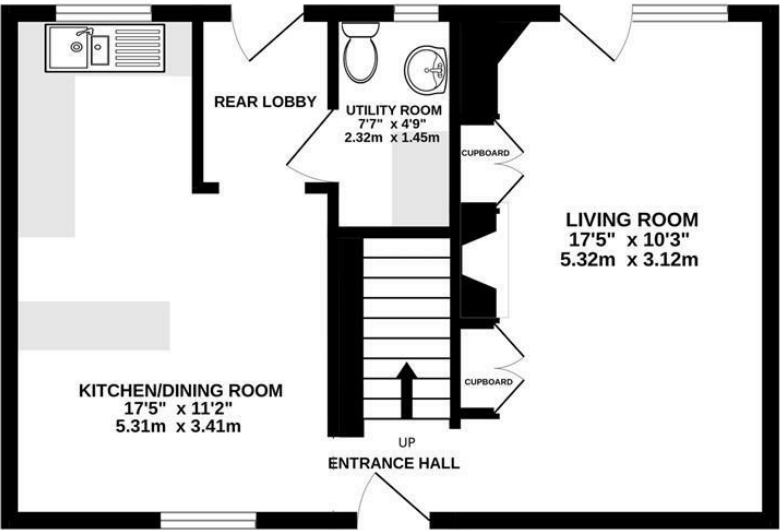
Mobile phone coverage: EE, Three, O2 and Vodafone.

Agents Note

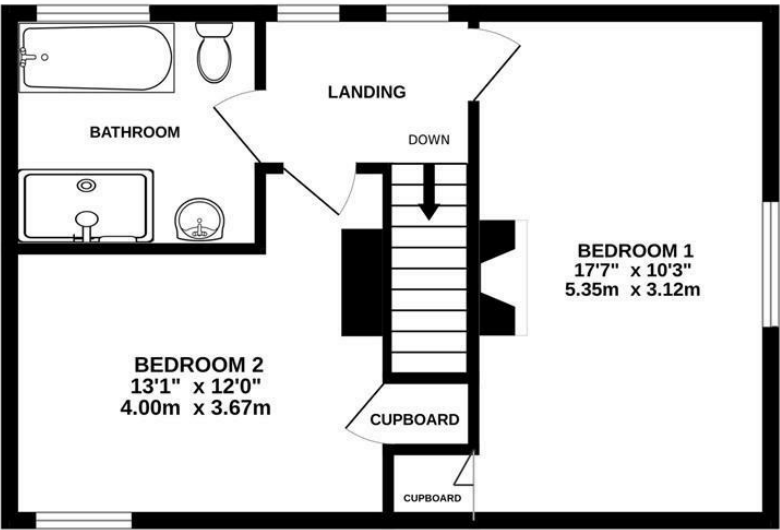
The vendor receives a Wayleave payment. The amount is TBC.



GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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