

High Street, Arlingham GL2 7JN

£330,000

naylor powell

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• Well-presented mid-terrace house • Two double bedrooms and one generous single bedroom • Light and airy accommodation split over three floors. • Far reaching views across local countryside with picturesque walks nearby • Generous and well-kept rear garden overlooking fields • Single garage with one parking space for a small vehicle • Well connected village location of Arlingham • Freehold • Council tax band C (£2,114.89) • EPC rating F29

£330,000

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

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Entrance Hall
uPVC double-glazed window to front elevation, composite door to entrance hall and composite door to living room.

Living Room/Diner
uPVC double-glazed window to front elevation and uPVC double-glazed window to rear elevation. Access to kitchen, storage cupboard and stairs rising to the first floor. Multi-fuel burner. Two electric radiators.

Kitchen
uPVC double-glazed window to rear elevation and composite door to garden. Range of wall and base units with appliances to include one and a half bowl sink with mixer tap and drainer, four ring electric hob, oven and integrated dishwasher. Space for washing machine and fridge/freezer.

Bedroom One
uPVC double-glazed window to front elevation. Electric radiator.

Bedroom Two
uPVC double-glazed window to rear elevation. Electric radiator.

Bedroom Three
uPVC double-glazed window to rear elevation. Electric radiator.

Bathroom
uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and bath with shower over. Storage cupboard. Electric radiator.

Outside
The property has both front and rear gardens, the front garden is gated and mostly laid to lawn with a path to the property. The generous rear garden has been well-maintained and is mostly laid to lawn. It benefits from both a patio and gravel space whilst boasting far reaching views across the local countryside. There is a separate garage with a parking space in front for a small vehicle.

Location
Approximately thirteen miles south of Gloucester lies the picturesque Severnside village of Arlingham. The centre of the village is built around The Cross. There is a Post Office and The Red Lion pub, which serves meals and local beers. There is also a riverside pub, There is a coffee shop in the village which is open Friday to Sunday. Around The Cross lies the majority of the houses though farms and other dwellings are scattered throughout the Parish. A short drive is the popular Saul, a rural village that is adjoining the sought after village of Frampton on Severn. Within Frampton there is a village shop, post office and primary school, as well as an array of beautiful eateries. There are a range of pleasant walks nearby, as well as the Saul Marina providing mooring for boat enthusiasts as well as a number of family events. The area is well placed for easy access to the M5 motorway being approximately 6 miles to junction 13.

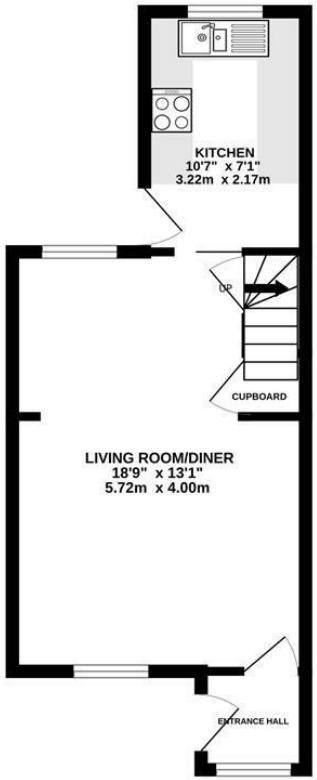
Material Information
Tenure: Freehold.
Council tax band: C.
Local authority and rates: Stroud District Council - £2,114.89 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: electric radiators.
Broadband speed: 2 Mbps (basic), 53 Mbps (superfast) and 1,000 Mbps (ultrafast).
Mobile phone coverage: EE and Vodafone.

Agents Note
There is a right of access over number 1 to the rear of the property.

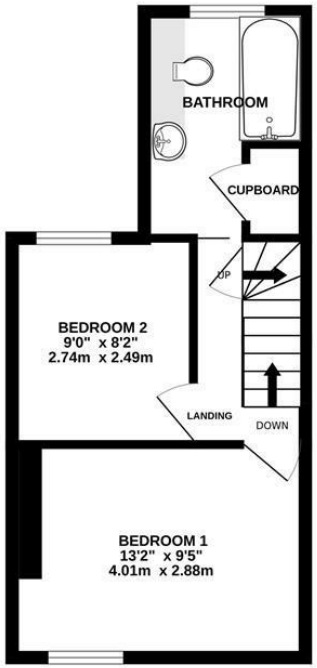




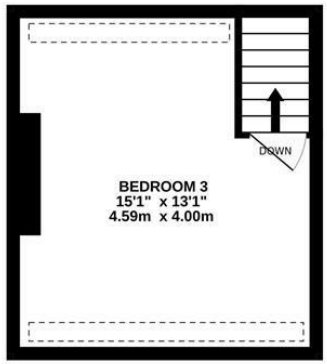
GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



2ND FLOOR
196 sq.ft. (18.2 sq.m.) approx.



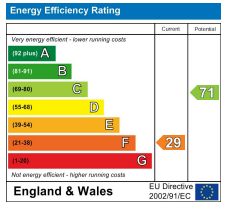
TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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