



Bristol Road, Whitminster GL2 7PB
£315,000



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• Detached house with planning permission for two storey extension (S.24/0028/HHOLD) • Three bedrooms • In need of renovation throughout with opportunity for further development (subject to planning) • Rear garden • Driveway parking for three vehicles • Good transport links • Chain free • Freehold • Council tax band C (£2,036.57) • EPC rating E46



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

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www.naylorpowell.com

£315,000

Entrance Hall

Door to entrance hall. Access to living room, kitchen, bathroom and dining room. Radiator.

Living Room

Two uPVC double-glazed windows to front elevation. Two radiators.

Dining Room

uPVC double-glazed window to rear elevation and double-glazed sliding doors to garden. Radiator.

Hallway

uPVC double-glazed window to front elevation. Stairs rising to the first floor with storage underneath.

Kitchen

uPVC double-glazed windows to side, front and rear elevations. Range of wall and base units with stainless steel sink with mixer tap and drainer and eye-level double oven. Radiator.

Bedroom One

uPVC double-glazed window to front elevation. Radiator.

WC

Low-level WC and wash hand basin.

Bedroom Two

uPVC double-glazed window to front elevation. Over-stairs storage cupboard. Radiator.

Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

Bathroom

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

Outside

The property benefits from driveway parking for several vehicles. The

rear garden is mostly laid to lawn with access either side and a storage shed. There is an additional patio space to the side with a garage, that offers further opportunity (subject to planning).

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: C.

Local authority and rates: Stroud District Council - £2,036.57 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 3 Mbps (basic), 47 Mbps (superfast) and 1000 Mbps (ultrafast).

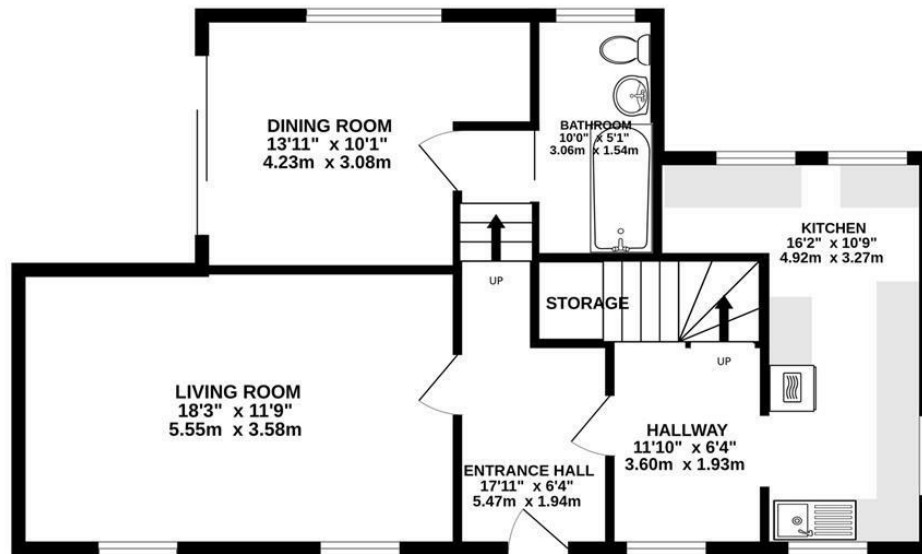
Mobile phone coverage: EE (Limited), O2 (Limited), Three (Limited) and Vodafone (Limited).

Agents Note

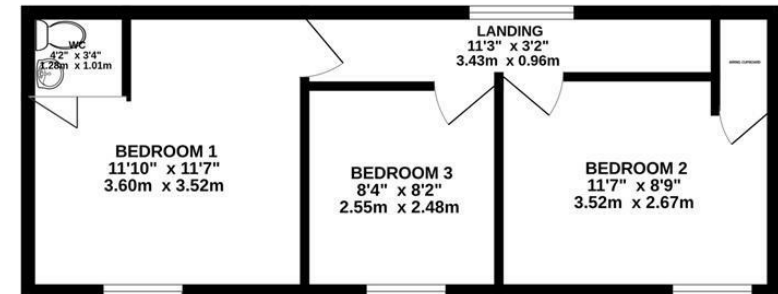
Planning permission has been granted by Stroud District Council for a two storey extension. The application reference is S.24/0028/HHOLD.



GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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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