



, Gloucester GL2 7LH
Offers Over £465,000

np
naylor powell

, Gloucester GL2 7LH

• Semi detached cottage • Four bedrooms • Character features • Kitchen/diner • Detached bar/office • EPC Rating: F26



3 Noel Lee Way, High Street, Cam, Dursley, GL11 5PS

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Accommodation

The property is accessed via an entrance hall with doors to the cloakroom, kitchen/diner and living room. The kitchen diner is furnished with a range of wall and base units, an gas bottle range cooker with extractor hood over, an island with breakfast bar, space for a fridge freezer, dishwasher and washing machine and slate flooring. The kitchen benefits from triple aspect windows, allowing plenty of light into the room. The living room has dual aspect windows and also has a feature fireplace with wood burning stove. Upstairs, there are three double bedrooms and a single bedroom offering exposed beams and original floorboards. The family bathroom is modern in styling with a white suite comprising of a roll top bath with shower over.

Outside

The property is accessed via a gravelled drive providing off-road parking for several vehicles and a single detached garage with power and lighting. The garden is to the front of the property and is enclosed via hedgerows. There is a detached outhouse which is currently used as another reception room/bar area, but could be used as a home office as it provides power, lighting and houses a gas fire.

Location

The property is located in Framilode with The Ship Inn, Framilode Church and River Severn within close proximity. Framilode is situated with ease of access to the M5 motorway as well as Gloucester, Cheltenham, Stroud and adjoining the sought after village of Frampton on Severn with its village shop, post office, restaurant, pubs and primary school. There are a range of pleasant walks nearby as well as The Saul Marina providing mooring for boat enthusiasts.

Directions

From junction 13 of the M5 take the A38 towards Dursley, then take the right hand turning sign posted for Frampton on Severn onto the Perry Way/B4071, continue through the village and over the canal bridge and follow the road to the right onto High street/B4071 signposted for Saul. Follow the road which continues as Moor Street and as you reach the sign for The Ship Inn, the property can be found on the left hand side as indicated by our 'For Sale' Board.

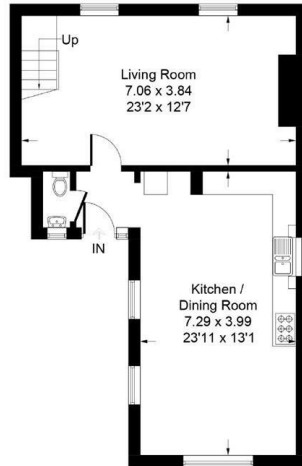
Tenure, Services and Council Tax

Freehold.

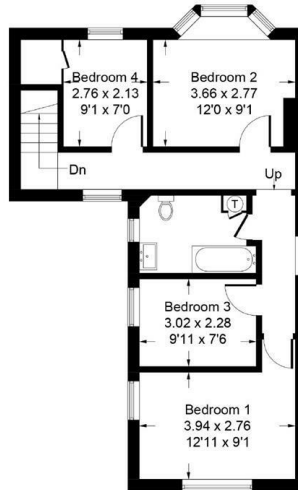
The property is heated by oil central heating and



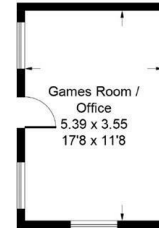
Approximate Gross Internal Area = 118 sq m / 1270 sq ft
 Outbuilding = 19.2 sq m / 207 sq ft
 Garage = 17.1 sq m / 184 sq ft
 Total = 154.3 sq m / 1661 sq ft



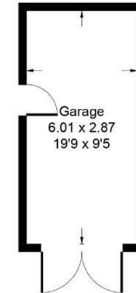
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company (ID478481)
 admin@connorandcompany.co.uk

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

