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Sales & Lettings

Verulam, Theescombe, Amberley, Stroud,
Gloucestershire, GL5 5AU
Price £600,000

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A well presented three detached bungalow positioned in a beautiful elevated location set just below Minchinhampton Common enjoying views towards Woodchester from the balcony. A gated driveway provides ample off road parking for several vehicles and access to the double garage/workshop. No Chain.

A well-presented detached bungalow positioned in a beautiful elevated location set just below Minchinhampton Common enjoying views towards Woodchester. This much loved home offers well proportioned light and airy accommodation and briefly consists entrance porch, entrance hall, two separate receptions, kitchen, cloakroom, conservatory, three bedrooms and shower room. Benefits include double glazing and gas central heating. A gated driveway provides ample off road parking for several vehicles and access to the double garage/workshop. The generous gardens wrap around the property with a lovely mix of mature shrubs and tree`s. The property is in need of some updating, giving potential purchasers the opportunity to put their own stamp on it. No onward chain.

Amenities:- The property is situated along a rural country lane within Theescombe. Amberley has a community run shop, a well regarded primary school and neighbouring pre school, a good pub and hundreds of acres of National trust land with Minchinhampton and Rodborough Commons a short distance away. The thriving market town of Nailsworth is a popular artistic and culinary hub which boasts popular restaurant Wild Garlic, and two multi-award-winning delicatessens William`s Food Hall & Oyster Bar and Hobbs House Bakery.

This location is also ideal for commuting and transport links, with bus services, a direct line to London Paddington offered by both Stroud and Stonehouse Rail Stations. Junction 13 of the M5 Motorway is just under four miles providing easy access to Cheltenham and Bristol.

Entrance Porch

Double glazed door to front with double glazed side panel, double glazed door to hall with double glazed side panel.

Entrance Hall

Access to loft with pull down ladder, cloak cupboard, storage cupboard and airing cupboard housing the how water tank.

Cloakroom

Double glazed window to front, low level WC and radiator.

Sitting Room 5.14m (16'10") x 4.84m (15'11")

Double glazed window to rear, borrowed light window from hall, coving, wall light points, double glazed window to side, fire place with wood burner, and two radiators.

Kitchen 4.18m (13'9") x 3.65m (12'0")

Double glazed door to side, double glazed window to side, modern range of fitted wall and base units complemented with contrasting roll edged work surfaces over, one and a quarter bowl sink unit with mixer tap, tiled splash backs, built in gas hob with filter hood over, built in double oven, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, walk in larder cupboard, further boiler cupboard. Radiator.

Dining Room 3.52m (11'7") x 2.73m (8'11")

Double glazed French doors leading to the conservatory, double glazed window to side, and radiator.

Conservatory 3.4m (11'2") x 1.83m (6'0")

Double glazed door leading out to the Balcony, double glazed windows to rear and sides, space for tumble dryer. Radiator.

Bedroom One 4.34m (14'3") x 3.22m (10'7")

Double glazed window to front, double glazed window to side, coving, two built in double wardrobes. Radiator.

Bedroom Two 3.78m (12'5") x 3.63m (11'11")

Double glazed window to front, double glazed window to side, fitted wardrobes and vanity area. Radiator.

Bedroom Three 3.33m (10'11") x 2.59m (8'6")

Double glazed window to front, built in wardrobe. Radiator.

Shower Room

Double glazed window to front, shower cubicle, low level WC and pedestal wash hand basin, tiled walls, tiled floor and radiator.

Outside

Gardens & Grounds

A gated driveway provides and ample off road parking for several vehicles and access to the double garage/workshop. The generous gardens, that wrap around the property, enjoying a southwesterly aspect, are mainly laid to lawn with a pleasant seating area. Mature shrub and tree borders, ornamental pond. The landscaped gardens are now overgrown giving purchasers the opportunity to put their own stamp on it. Outside courtesy and security lighting.

Double Garage

Garage One 5.46m (17'11") x 2.62m (8'7")

Electric roller door, double glazed window to rear, power and light, opening to garage two.

Garage Two 4.84m (15'11") x 2.74m (9'0")

Electric roller door, power and light, opening to garage one. Door to workshop.

Workshop 3.61m (11'10") x 1.79m (5'10")

Double glazed door to side, double glazed window to rear, stainless steel single drainer sink, space for fridge/freezer.

Material Information

Title Number: GR263789

Tenure: Freehold

Conservation Area: Yes, Dunkirk and Watledge

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: F

Annual price £3,265 (2024/25)

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Flood Risk: No Risk

Mobile coverage: EE, Vodafone, Three, O2

Broadband Speed: Basic (11 Mbps) Ultrafast (1000 Mbps)

Satellite/Fibre TV Availability: BT, Sky and Virgin

(This information is subject to change and should be checked by your legal advisor)

Selling Agent

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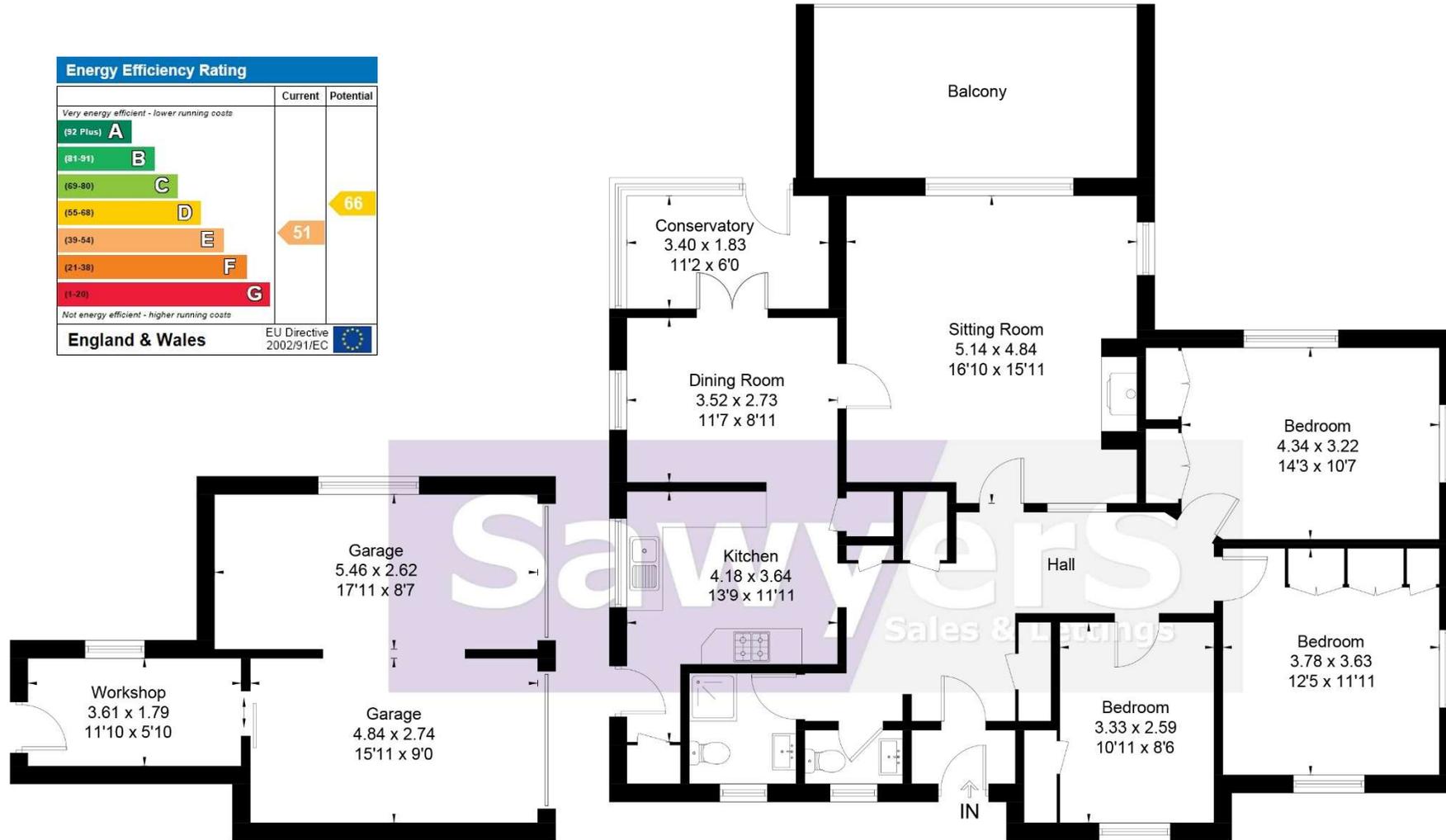
Directions

For SAT NAV use: GL5 5AU

Approximate Floor Area = 158.9 sq m / 1710 sq ft (Including Garage)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 Plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 51 | 66 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Lower Ground Floor

Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #85725

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