



*AJ* ESTATE AGENTS  
OF  
GLOUCESTERSHIRE

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GLOUCESTERSHIRE, GL2 7NU

Guide price £224,950

## Description

A great opportunity to live in the well-regarded village of Whitminster, this three-bedroom semi-detached home has been extended over the years and offers excellent potential for those looking to undertake a full renovation project. The property requires modernisation throughout but provides a solid foundation to create a comfortable family home tailored to individual tastes.

Set within an established plot, the home is approached via an enclosed front garden with mature shrubs and climbing plants offering privacy from the road. A pathway leads to the main entrance and side access to the rear.

The entrance hall features wood-panelled walls and ceiling, with stairs rising to the first floor. From here, doors open to the sitting room and kitchen.

To the front, the sitting room includes a feature stone fireplace with fitted shelving and alcoves. Though in need of updating, it offers a generous space for a comfortable living area.

The kitchen sits to the rear and includes a pantry, offering scope for reconfiguration or to open into adjoining rooms to create a modern, open-plan layout.

A key feature of the ground floor is the extended family/dining room, providing a flexible layout for entertaining or everyday living. This space features wooden flooring, panelled walls and ceiling, and a wide archway connecting the two rooms. A doorway leads to a study or office area and a side porch for additional storage or workspace.

To the rear, an older-style covered veranda provides sheltered access to the garden and could be refurbished or reimagined as a sunroom or outdoor seating area.

Upstairs, the landing includes a storage cupboard and doors to all bedrooms and the shower room.

Bedroom one, a generous double, faces the front with open views across the fields. Bedroom two, also a double, looks to the rear and features a pine-clad ceiling. Bedroom three is a comfortable single, ideal for a child's room or home office. All bedrooms have built-in wardrobes and are ready for redecoration.

The shower room includes a shower cubicle, WC, and sink with a window to the rear.

The front garden is mature and well screened, with a block-paved pathway leading through established planting. The rear garden is a good size and now requires full landscaping, offering plenty of potential to create an attractive and private outdoor space. A rear gate provides access to on-street parking.

From the upper floor, there are pleasant open views towards the surrounding countryside, adding to the property's appeal.

This home represents an excellent renovation opportunity in a sought-after village. Offering flexible accommodation, mature gardens, and no onward chain, it's ideal for buyers looking to create a home of their own in Whitminster. With scope for further improvement or extension (subject to planning), this property offers strong potential close to the M5, Stonehouse, Gloucester, and Stroud.

Agents Note

Stamp Duty at £224,950: First-time buyers £0, Moving home £1,999, Additional property £13,246

- Three-bedroom home requiring full modernisation  
VIEWERS MUST BE IN A POSITION TO PROCEED
- Located in the popular village of Whitminster
- Ideal for first time buyers with a good deposit looking for a project
- Three reception rooms, sitting, dining & garden room
- Front entrance hall & Side Porch, Fitted kitchen with pantry
- Two double, one single bedroom & shower room
- Generous rear garden with rear access and on-street parking nearby
- Great walks and a short distance from Saul Junction and canal side walks
- Ease of access to motorway network and Stonehouse and Cam stations
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN





## Location & Amenities

Whitminster is a small village on the outskirts of Gloucester with a local pub, village store, various takeaway outlets and Highfield Garden World with restaurant. A popular village primary school and playing fields are in the village. Along with a village hall. Wonderful walks to the nearby Saul Junction along the canal.

Whitminster is located within 1 mile of the M5 at junction 13, ideal for commuting to Bristol, Birmingham. With an ease of access to the lovely villages of Eastington & Frampton On Severn.

A short drive to Gloucester, Stonehouse and Stroud where you will find a wealth of shopping and leisure facilities. Superb links to railway stations at Cam and Stonehouse that provide direct trains to London and Bristol.. All making this a great location for commuters and family life.

## Garden and Outlook

The front garden is mature and well established, creating a sense of privacy and charm as you approach the property. A block paved pathway leads through dense planting, with a variety of shrubs, climbers, and seasonal foliage adding colour and texture throughout the year. Decorative arches covered in greenery frame the approach, giving the garden a secluded, cottage-like feel. Though currently overgrown in places, the garden offers great potential to be shaped into a more open and inviting entrance space.

The rear garden is a generous size and now requires full landscaping. It includes a block paved pathway leading through mature planting and provides a private outdoor space with plenty of potential to design an attractive garden. A rear access gate opens to an area with on-street parking.

From the upper floor, there are lovely open views towards the surrounding countryside, adding to the property's appeal.

This home represents a fantastic renovation opportunity in a popular village setting. Offering flexible accommodation, mature gardens, and the benefit of no onward chain, this property is perfect for buyers seeking a project with the scope to add value and create a home of their own in Whitminster.

## Useful Information

**Tenure:** Freehold.

**Viewing arrangements:** Strictly by appointment through AJ Estate Agents.

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band B and EPC rating C

## Directions

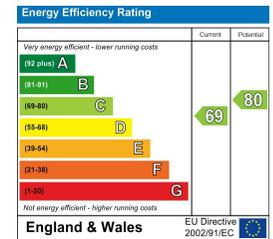
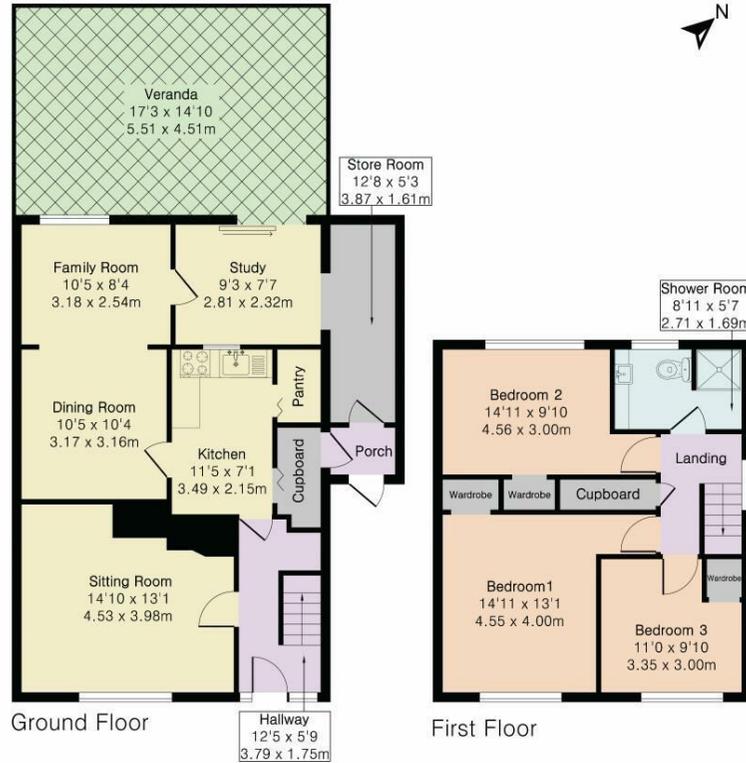
From Junction 13 of the M5 motorway take the signpost for the A419 towards Frampton On Severn & Whitminster. Follow to the island and turn right onto the A38, passing Highfield Garden Centre on the left hand side, directly after a turning on the left into School Lane. Follow the lane and turn second right into Henry Withers Place and the left into The Close, the property located on the right hand side as denoted by our for sale board.///contexts.spooked.optimists



**Approximate Gross Internal Area 1267 sq ft - 117 sq m**

Ground Floor Area 769 sq ft – 71 sq m

First Floor Area 498 sq ft – 46 sq m



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