

PARK VIEW



# 6 PARK VIEW SAUL, GLOUCESTERSHIRE, GL2 7LD

## Offers in the region of £254,950

### Description

This lovely mid-terrace home is set within a small cul-de-sac in the heart of the popular village of Saul, with allotments located at the end of the cul-de-sac and views across the allotments and village beyond. It has been updated and is well presented throughout, offering light, open living space suited to a range of buyers. Ideal for a first-time purchase or investment, the property is ready to move straight into.

On approach, the frontage is laid to chippings for ease of maintenance, creating a neat and tidy first impression. The property also benefits from solar panels, helping with energy efficiency and running costs.

Stepping inside, the entrance hall provides a practical and welcoming space, complete with a fitted cloaks area for coats and boots. There is useful understairs storage, ideal for everyday items, with doors leading through to the main living areas and stairs rising to the first floor.

The living room is a bright and comfortable space, ideal for relaxing, with a pleasant outlook to the front, open plan to the dining and fitted kitchen, a very bright and sociable space.

The fitted kitchen has a range of cream base and wall units, complemented by wood effect work surfaces, providing ample preparation and storage space. Integrated appliances include a double electric oven, hob and extractor, with further space for additional appliances. The dining area sits comfortably alongside, making it ideal for both everyday use and entertaining. A door from the kitchen provides direct access to the enclosed garden at the rear.

Upstairs, the landing has doors to all bedrooms and the shower room, along with a cupboard housing the boiler with additional storage, and access to the loft.

Bedroom one is a generous double room, well presented and offering a comfortable main bedroom space, with views towards the village to the front. Bedroom two is also a good size and can accommodate a double bed if required, enjoying attractive views across the allotments to the rear. Bedroom three is a versatile room, ideal as a single bedroom, nursery or home office, and benefits from a built-in cupboard providing useful storage, also enjoying views towards the village.

The family shower room is fitted with a modern suite including a walk-in shower, wash hand basin set within a vanity unit, and WC, complemented by stylish tiling. A frosted window allows plenty of natural light, and a chrome heated towel rail completes the space.

Outside, the rear garden has been thoughtfully arranged to create a low maintenance outdoor area. The rear garden is fully paved, providing plenty of room for outdoor seating and entertaining. The garden is fully enclosed and bordered by fencing, with a gate at the rear. There is a useful storage shed positioned within the garden, providing practical space for tools and outdoor equipment. The layout works well for those looking for a manageable garden without the upkeep of a lawn. Overall, the paved garden offers a pleasant and practical extension of the living space, ideal for relaxing or spending time outdoors.

Not to be missed, this well presented home is set within the popular village of Saul, offering a convenient setting with light, practical living space and low maintenance gardens. Ideal for first-time buyers, small families or as an investment opportunity.

- Well presented mid-terrace home in a cul-de-sac, ideal first time buyer or investment
- Bright sitting room flowing through to dining area & fitted kitchen
- Two double bedrooms with fitted wardrobes, a wealth of light
- Contemporary shower room with large corner shower
- Low maintenance gardens to front and rear, including enclosed paved garden, shed & rear access
- Modernised throughout with light, open plan living space
- Fitted kitchen with integrated double oven, hob & extractor, space for additional appliances
- Versatile third bedroom with built-in cupboard, ideal as a home office or nursery
- Recently fitted solar panels for improved energy efficiency
- Set within the popular village of Saul, with allotments close by, good access to Gloucester & Stonehouse





## Location & Amenities

Saul is a small village where the Gloucester & Sharpness Canal meets the Stroudwater complete with a marina & picnic area and a great cafe The Stables. The village offers a wonderful blend of period homes in a rural setting. There is lots close by to include The Ship Inn and nearby The Bell at Frampton an award winning gelato & milk vending straight from Bar House farm at Elmore. Organic milk, yoghurt, cream and kefir from the farm half a mile away. Pick your own fruit farm at Elmore. A village shop with Post Office, a café & doctors surgery in Frampton and a sailing club.



There are excellent schools in the vicinity both state and private including a popular primary school. Further schools in other villages and nearby Gloucester & Stonehouse. The location provides some amazing walks in each direction.

This although in a rural setting, Saul is within 9 miles of Gloucester, so perfect for working in the city and access to the M5 motorway (Junction 13) is very straight forward north and south. Stonehouse 6.5 miles with railway station having a direct line to London Paddington taking around 1 hour 30 minutes. Very convenient location for commuters.



## 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, follow signs for the A419, then join the A38 southbound towards Frampton on Severn. Turn right onto The Perryway and continue straight through Frampton. On your left, you will pass the village green and The Bell pub overlooking the cricket pitch. Continue over the canal and follow the road around to the right, signposted for Saul. As you enter the village, you will pass a mechanics workshop on your left. Shortly after, take the left turn for Priding and Framilode Passage. Follow this lane and take the first turning on your left into Park View. The property is located on the right hand side. Please note there is no board outside the house.///storeroom.goggles.clocks



**Approximate Gross Internal Area 824 sq ft - 76 sq m  
(Excluding Outbuilding)**

Ground Floor Area 412 sq ft – 38 sq m

First Floor Area 412 sq ft – 38 sq m

Outbuilding Area 58 sq ft – 5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	76	80
	EU Directive 2002/91/EC	

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