

High Street, Arlingham GL2 7JN

£315,000

naylor powell

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• Grade II listed semi-detached house • Three bedrooms • Two versatile reception rooms • West facing enclosed rear garden • Single garage and space for one small vehicle • Well connected village location of Arlingham • CHAIN FREE • Freehold • Council tax band D (£2,379.25) • EPC rating E42

£315,000

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

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Entrance Hall
Wooden door to entrance hall and uPVC double-glazed window to side elevation. Access to living room, dining room, bathroom and stairs rising to the first floor.

Living Room
uPVC double-glazed window to front elevation and double doors to dining room. Night storage heater.

Dining Room
uPVC double-glazed window to side elevation and uPVC double-glazed window to rear elevation. Wood burning stove. Night storage heater.

Kitchen
Two uPVC double-glazed windows to rear elevation and two uPVC double-glazed doors to rear garden. Range of wall and base units to include stainless steel sink with mixer tap and drainer and freestanding cooker. Space for washing machine and fridge/freezer. Night storage heater.

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

Bedroom One
uPVC double-glazed window to front elevation. Built-in wardrobes. Night storage heater.

Bedroom Two
uPVC double-glazed window to rear elevation. Storage cupboard and shelves. Night storage heater.

Bedroom Three
uPVC double-glazed window to rear elevation. Two storage cupboards. Night storage heater.

Cloakroom
Low-level WC and wash hand basin.

Outside
To the front of the property there is a low-maintenance front garden laid to gravel and patio, there is also a concrete area that can provide parking for one small vehicle if necessary. The property has a single garage with both access at the front and side. The rear garden is West facing and mostly laid to lawn, there is a patio ideal for entertaining and a concrete area to the side for additional seating.

Location
Approximately thirteen miles south of Gloucester lies the picturesque Severnside village of Arlingham. The centre of the village is built around The Cross. There is a Post Office and The Red Lion pub, which serves meals and local beers. There is also a riverside pub, There is a coffee shop in the village which is open Friday to Sunday. Around The Cross lies the majority of the houses though farms and other dwellings are scattered throughout the Parish. A short drive is the popular Saul, a rural village that is adjoining the sought after village of Frampton on Severn. Within Frampton there is a village shop, post office and primary school, as well as an array of beautiful eateries. There are a range of pleasant walks nearby, as well as the Saul Marina providing mooring for boat enthusiasts as well as a number of family events. The area is well placed for easy access to the M5 motorway being approximately 6 miles to junction 13.

Material Information
Tenure: Freehold.
Council tax band: D.
Local authority and rates: Stroud District Council - £2,379.25 (2026/27).
Electricity supply: mains.
Water supply: XXX.
Sewerage: XXX.
Heating: night storage heater.
Broadband speed: 4 Mbps (basic), 80 Mbps (superfast) and 1,000 Mbps (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.





GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



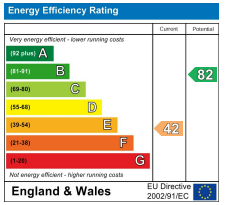
TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

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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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.



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