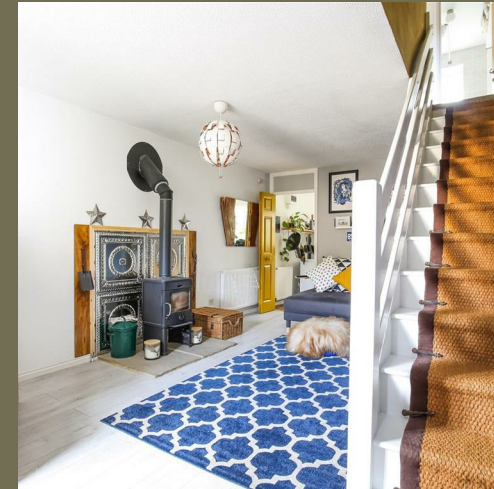
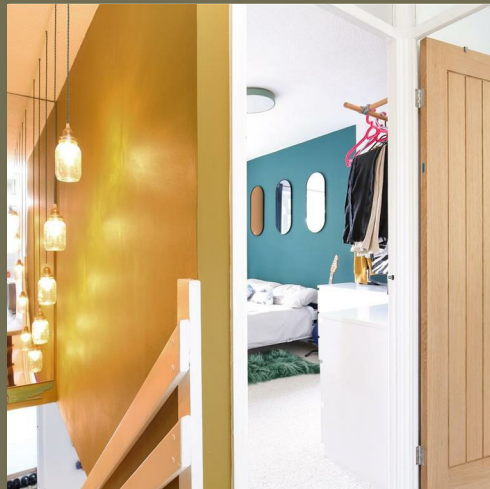


7  
FRITHWOOD CLOSE



WHITAKER  
SEAGER

# 7, FRITHWOOD CLOSE, BROWNSHILL, GL6 8RA

A SEMI-DETACHED 2 BEDROOM PROPERTY WITH A CONSERVATORY, LANDSCAPED GARDEN AND PARKING.

## Description

Tucked away in a cul-de-sac position, enjoying a pretty garden to the rear, lies this semi detached 2 bedroom property. Having been update by the current owners, the house enjoys well presented accommodation. The main door opens into a useful entrance porch providing hanging for coats and room to store shoes, this then leads to the main reception room, with stairs to the first floor and access to the kitchen. A woodburing stove with a bespoke contemporary surround forms a focal point to the room, whilst wood effect floors further add to the modern feel. The kitchen is fitted with a range of wall and base units and incorporates a range cooker with extractor hood over, the rooms also provides plumbing for a washing machine. A door from kitchen opens to double glazed conservatory, offering further reception accommodation and year round enjoyment of the garden. Two bedrooms are positioned on the first

floor, with the larger of the two benefiting from a storage cupboard housing the boiler. These are served by a family bathroom with shower over the bath.

Guide price  
**£215,000**

Government Guidelines Covid 19: Please request a video tour of this property prior to booking a viewings.

Stroud - 5.2 miles  
Cirencester - 10 miles  
Swindon - 25 miles  
Cheltenham - 14.2 miles  
Bristol - 36 miles





• Entrance Porch • Sitting Room • Conservatory • Kitchen • 2 Bedrooms • Bathroom • Garden • Parking

## Outside

Parking for two cars is positioned to the front and side of the house. The main garden extends to the rear of the property and has been landscaped to incorporate two areas of lawn, raised flower beds, a cleverly designed integral bench, wood store and shed. A pedestrian gate from the garden opens to the driveway.

## Directions

From the A419 leading between Stroud and Cirencester turn onto The Old Neighbourhood. Proceed up the hill. On reaching the cross roads turn left for Brownshill. Continue along the lane, turn left into Frithwood Park and then first left which leads into Frithwood Close. Follow the lane into the cul de sac to locate Number 7 denoted by our for sale board.

## Location

Brownshill falls within the Parish of Chalford and lies between Chalford and Bussage. Encircled by rolling Cotswold countryside, the neighbouring vicinity offers a pre-school nursery, several primary schools, Parish Church and a variety of pubs. Opposite the entrance to Frithwood Close is Frith Wood, a nature reserve with paths leading through an ancient forest to the local Tesco Metro, Boots pharmacy and Frithwood Doctors surgery. Bussage park is less than 0.1 mile from the property. The well regarded Thomas Keble School is the nearest state secondary school found in Eastcombe, whilst nearby Stroud High and Marling Grammar schools are also popular choices. Scenic routes lead through cotswold countryside to the major centres of Cheltenham, Gloucester, Cirencester and Stroud. Main line railway services run from Stroud and Kemble Railway providing direct links with London (Paddington) in under 90 minutes. The A419 in the valley below links the towns of Stroud and Cirencester where more comprehensive facilities are found. West of Stroud there is a junction of the M5, and south of Swindon the M4 is accessible.

## General Information

**Tenure:** Freehold

**Postcode:** GL6 8RA

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fitting:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Stroud District Council. Council Tax Band B and EPC rating



## Frithwood Close

Approximate Gross Internal Area = 62.5 sq m / 673 sq ft

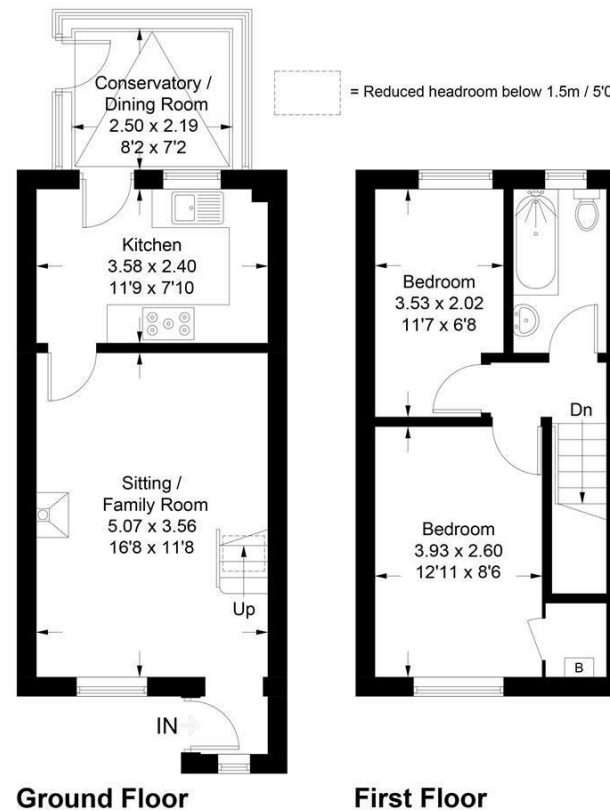


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID682378)

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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