



2 Lawrence Road, Avening, Gloucestershire, GL8 8NP
£350,000

PETER JOY
Sales & Lettings



2 Lawrence Road, Avening, Gloucestershire, GL8 8NP

An immaculately presented semi detached home located in the heart of this popular village, offering three double bedrooms, a log burning stove, and off road parking for two vehicles

ENTRANCE HALL, KITCHEN, SITTING ROOM, THREE BEDROOMS, BATHROOM, REAR GARDEN AND OFF ROAD PARKING FOR TWO VEHICLES

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

This semi detached ex-local authority property is situated in the ever popular village of Avening, set within an Area of Outstanding Natural Beauty. The home enjoys a central village position within walking distance of a well regarded primary school and benefits from excellent connections to neighbouring villages such as Minchinhampton, as well as the popular market towns of Nailsworth and Tetbury.

The property has been in the same ownership for the past nine years and has been thoughtfully updated during this time to create a charming and well presented family home. Improvements include a relined roof with replacement tiles, a rebuilt chimney, new gutters, replastered ceilings throughout, and the installation of a new boiler. A wood burning stove has also been added to the sitting room, enhancing both comfort and character. Arranged over two floors, the immaculate accommodation begins with a welcoming entrance hall with stairs rising to the first floor. The kitchen is a fantastic entertaining space, fitted with modern high gloss units and a range cooker, making it both stylish and practical. The sitting room is a cosy, inviting space centred around a feature log burning stove, with dual aspect windows that let in plenty of light. On the first floor, the landing provides access to three well proportioned double bedrooms, all enjoying views either across the village rooftops or over open fields. A modern, contemporary bathroom completes the accommodation.

Outside

Outside the property benefits from easy parking to the front, with a gravelled driveway providing off road parking for two vehicles. To the rear is a private garden featuring a decked entertaining area, lawned garden, and a low Cotswold stone wall forming the rear boundary. An outbuilding offers excellent potential for conversion into a utility room or WC, subject to the usual planning permissions.

Location

Avening enjoys a thriving community partly due to the primary school with a first rate school gate community society. There is a great pub with a great Indian menu, a church, pre-school playgroup, and a well used playing field. A more comprehensive range of amenities can be found in the nearby towns of Nailsworth and Tetbury both about 3 miles away. There are two good local golf courses, one on Minchinhampton Common with 580 acres of National Trust land that provides excellent walking, horse riding opportunities plus the golf course. The M4 and M5 motorways and railway stations at Stroud (7 miles) and Kemble (8 miles) offer convenient transport links to Gloucester, Swindon and London Paddington.

Directions

From Nailsworth, follow the road towards Avening, passing the garden centre on your left hand side and the Weybridge pub on your right. Proceed through the traffic lights and continue into the village of Avening. Travel up the High Street, turn left signposted Minchinhampton, and take the third turning on the left into Lawrence Road. Number 2 can be found on the right hand side, identified by our for sale board.

Agents note

- 1) Number 2 benefits from a right of way through the alleyway to the right-hand side, which is owned by 2A Lawrence Road.
- 2) This property is subject to section 157 of the Housing Act 1985 as it is an ex local authority property and is situated in an Area of Outstanding Natural Beauty. The section 157 requires that the property should be marketed solely to local people for a minimum of eight weeks before the council will consider an application for consent from a person who does not automatically qualify for it. Consent is automatically given if the buyer has lived and/or worked in the area for three years or more. The property is restricted to use as a main residence and not as a second holiday home.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

Cotswold District Council Trinity Road Cirencester Gloucestershire GL7 1PX Tel: 01285 623000

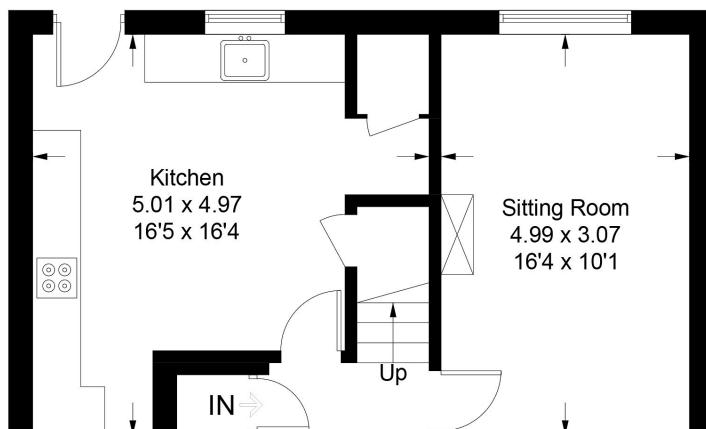


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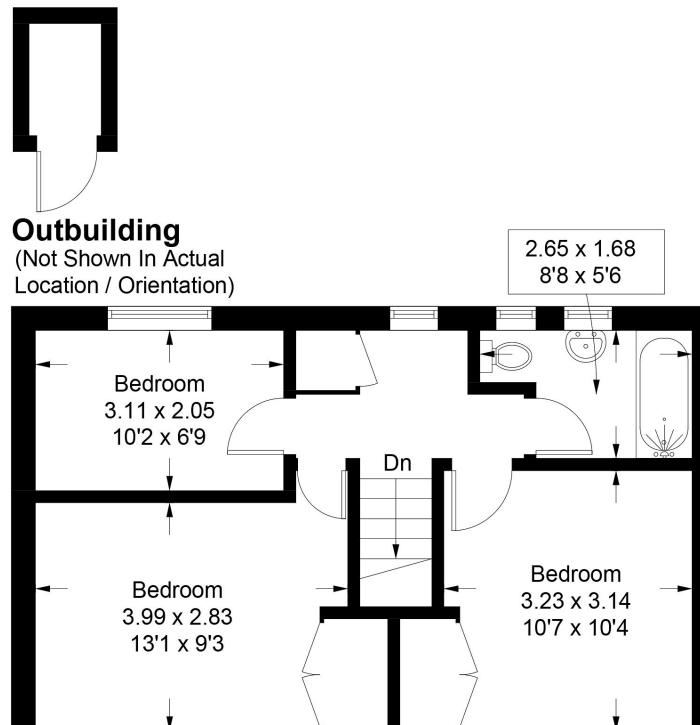
Approximate Gross Internal Area = 80.7 sq m / 869 sq ft

Outbuilding = 1.3 sq m / 14 sq ft

Total = 82.0 sq m / 883 sq ft



Ground Floor



Top Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1264712)

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.