



Barn 'To Let'

£910 PCM

Hill Farm Barns, Frocester



**KEY FEATURES**

Entrance Hall - Cloakroom - Open Plan L-Shape Living Space With Kitchen (Integrated Oven/Hob), Door Leading Out Private Patio Area - Upstairs You Have The Bedroom With Wooden Door To Juliet Balcony & Built In Double Wardrobe - Bathroom With Shower Over Bath - Outside There Is One Allocated Parking Space To The Front Of The Property & One Allocated Space Within The Communal Car Park - The Courtyard Garden Is Low Maintenance

**EPC - D - DEPOSIT £1050.00**

## Description

Situated within a small development of nine barn conversions on Frocester Hill, this terrace one bedroom property offers an abundance of character to include an open plan kitchen/living room with electric oven/hob and a downstairs cloakroom to the ground floor. The upstairs has a landing area, bathroom with shower over bath, bedroom with built in double wardrobe and a Juliette balcony with panoramic views. The courtyard garden also has gated access to footpath and there are two allocated parking spaces available. Available now for six months to long term. EPC- D



## Situation

The small village of Frocester is located below the Cotswold escarpment and is situated approximately 4 miles West of Stroud. Within the village there is The George Inn public house, cricket club and is well known for its annual beer festival. Stonehouse town is approximately 2 miles away with many local amenities to include a Co op with post office, several shops and a local pub. Stonehouse train station has a mainline to London Paddington. Junction 13 of the M5 motorway is approximately 3 miles, providing easy access to Gloucester, Bristol and Cheltenham.



## Local Authority & Council Tax

Council Tax Band - B



## Contact & Viewing

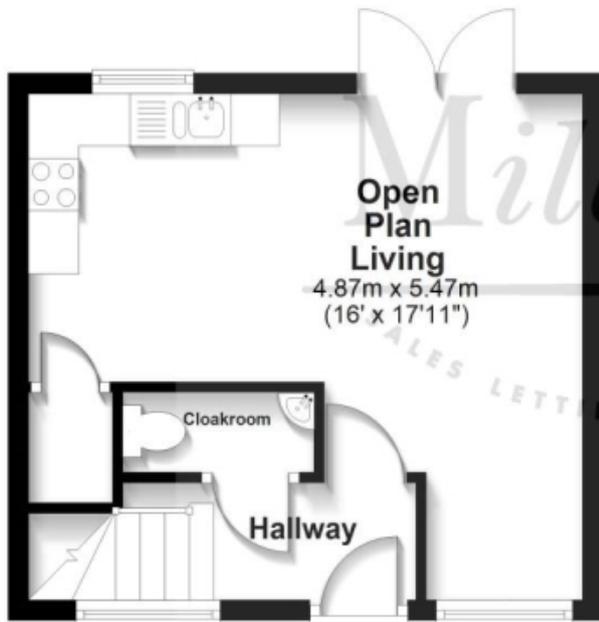
T: 01454 417336

w: [www.milburys.co.uk](http://www.milburys.co.uk)



### Ground Floor

Approx. 26.6 sq. metres (286.1 sq. feet)



### First Floor

Approx. 27.7 sq. metres (297.9 sq. feet)



### Additional Photos



### Important Notice

Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide-angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)