

CHANDOS ROAD



AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

69 CHANDOS ROAD
RODBOROUGH, STROUD, GL5 3QT

Offers in excess of £259,950

Description

A delightful semi-detached extended bungalow offered to the market with NO ONWARD CHAIN. Built in the 1970's of standard construction.

The property has a pathway and a narrow driveway with a steep approach to be aware of. The views I have to say are stunning. Having lawned frontage, perfect space to put a garden chair to sit and admire the view.

Internally it is fair to say some modernisation is required. This has been reflected in the marketing price.

Side entrance leads into hallway. Doors lead to all rooms. Sitting room to the front with fantastic views to Selsley wealth of natural light. A feature fireplace with gas fire inset.

Bedroom two to the front with wonderful views to Selsley and great natural light. A bathroom suite in cream all well looked after. Bedroom one a good sized double room with window to the rear overlooking the garden, having a range of fitted wardrobes.

A fantastic dining kitchen with a range of base and wall mounted cabinets in pine. A wealth of low level windows to the rear provides a lovely view to the garden from the kitchen sink. Space to house dining table and chairs along with appliances. Doors lead to the front, garage and garden. This creates an ease of access to the front and rear. Having an internal door to the garage offers the opportunity to have a utility area and space for further appliances.

Integral garage with up and over door to the front, with light and electric.

Enclosed rear garden with paved terrace outside the kitchen. A wall with steps lead up to the main garden. Central pathway with lawns each side, a wealth of mature plants to the borders. The pathway continues to the head of the garden where you can enjoy a wonderful view of Selsley and beyond. Feels very private.

- Extended two semi detached bungalow NO ONWARD CHAIN
- Sitting room with views across to Selsley Common
- Double bedroom with fitted wardrobes, overlooking the garden
- Private rear garden with amazing views
- ALL VIEWERS MUST BE IN A POSITION TO PROCEED
- Driveway on an incline to single garage
- Extended fitted dining kitchen with a wealth of natural light to the rear
- Bedroom two to the front, hallway and bathroom
- The price reflects modernisation required throughout
- Set in the highly sought after location of Rodborough





Location & Amenities

Built on a hill, Rodborough Parish is located near Rodborough Common, a public recreation area popular with walkers. The parish has two primary schools, several well-regarded public houses, a large hotel called The Bear of Rodborough Hotel and a community hall. It has a large and active Christian community who attend the Church of England parish church of St. Mary Magdalene or Rodborough Tabernacle United Reformed Church, and its various clubs and societies include a football club, a Scout group and a mother and toddler network. Also, three bus stops located on Kitesnest Lane, Bowl Hill and Fishers Way. All making the location very convenient. A large DIY superstore and supermarket situated just off the Bath road.

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 C and EPC rating C

Directions

From outside Ecotricity building at the island follow the signposts for A46 Bath road towards Nailsworth. Follow the Bath Road passing the Clothiers Arms on your left and continue to a main set of traffic lights. Continue straight over you will see a large supermarket on your right and shortly after a turning on the left into Kitesnest Lane. Follow this road until you see a turning on the left for Chandos Road. Continue down the road passing the turning on right for Fishers Way and the property is on the right hand side as denoted by our for sale board.



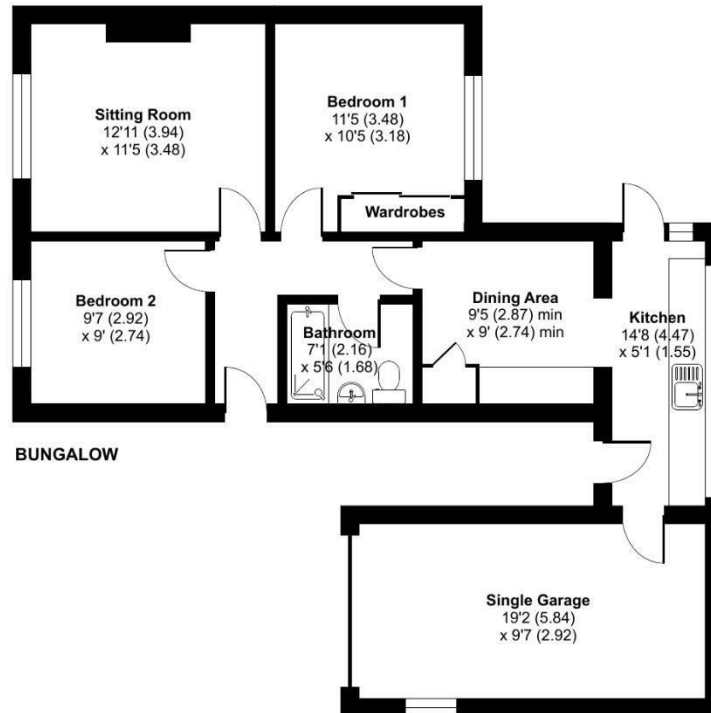
Chandos Road, Stroud, GL5

Approximate Area = 653 sq ft / 60.7 sq m

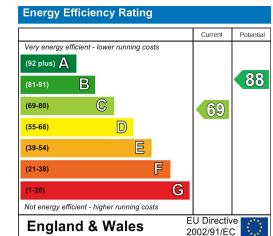
Garage = 185 sq ft / 17.2 sq m

Total = 838 sq ft / 77.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for AJ Estate Agents of Gloucestershire. REF: 1159292



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