

HEATHFIELD ROAD



AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

5 HEATHFIELD ROAD STROUD, GL5 4DQ

Guide price £289,950

Description

This is a lovely example of a semi detached bungalow, situated in a well-regarded residential area, nestled on the edge of Whiteshill. A lovely elevated plot with distant views across the valley.

On approach gates lead onto the driveway with parking up to a single detached garage. A lovely frontage enclosed by a small wall, the garden is all laid to chippings with a central border for an ease of maintenance.

Internally a small porch with door leading directly into the entrance hall, doors lead to the sitting room, kitchen, bedrooms and shower room. A very handy storage cloaks cupboard in the hall.

To the front a sitting room with a large picture window providing a wealth of natural light and views in the distance across the valley. Complimented by a feature fireplace with electric log burner inset.

Two lovely double bedrooms both having views to the garden and offer a lot of natural light along with space for freestanding furniture.

A nicely presented fitted kitchen with a range of base and wall mounted cabinets and good work top space. Window to the side with door leading to an enclosed lobby. A fridge is staying along with space for further appliances. Having a laminate wood effect flooring.

A modern shower room with a lovely double walk in shower along with hand wash basin and WC. All tiled with opaque window to the side.

Access to outside from the side of the kitchen to a very useful enclosed lobby. Doors lead to the front to the driveway, the garage and a further door leading out to the garden.

The rear garden is enclosed with a good amount of space all laid to lawn on two levels. A perfect blank canvas to change to work for you.

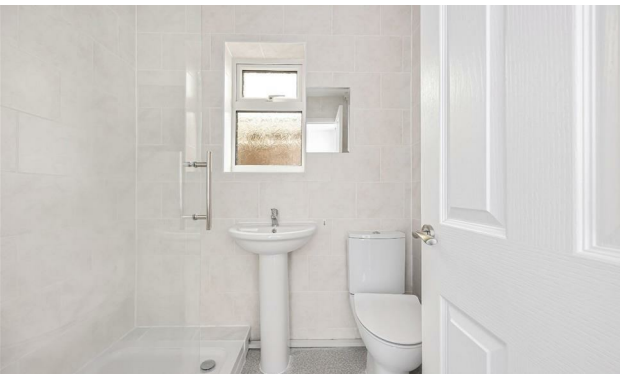
The property is nicely presented and offered to the market with no onward chain. It is fair to say the property is in good order however any prospective buyer may wish to update flooring and decor to personal taste.

AGENTS NOTE

Please note that the property is empty and we have shown some images for you to see what the property could look like with furniture in.

- A delightful semi detached bungalow on an elevated plot
- Private driveway with gates and a single detached garage
- Entrance porch and hall, wealth of light throughout
- Two good sized double bedrooms with garden views
- Shower room, double glazed & gas central heating
- Offered to the market with NO ONWARD CHAIN
- Lovely gardens to the front and rear offer very good space
- Sitting room with large picture window and feature fireplace
- Fitted kitchen with side access to an enclosed lobby
- Garden on two levels to the rear, great location





Location & Amenities

Located in a well regarded residential area, in close proximity to Whiteshill a thriving village. The village includes community run shop/café and locally run pub and BnB. Whiteshill also has a village hall used for local independent groups and functions as well as a church. Rural countryside walks to Ruscombe and Randwick. Convenience store along with local post office a short distance from the property in nearby Paganhill.

A walk from the property via a shortcut provides an ease of access to Stratford park with leisure centre, outdoor lido and museum. Providing perfect facilities for all the family to enjoy. Ease of access to Stroud centre.

Stroud is a well-known centre for arts and crafts and the weekly Farmers Market has been voted the best in the country and the indoor Five Valleys shopping centre.

An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park. Stroud has a wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark.

Within easy access a range of State and Private schools to include Archway Secondary school, Stroud High (girls), Marling (boys) Grammar Schools and Wycliffe. A wealth of primary schools locally and Stroud College. Bus routes and rail links from Stroud with direct line to London Paddington along with easy access to the Motorway.

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.

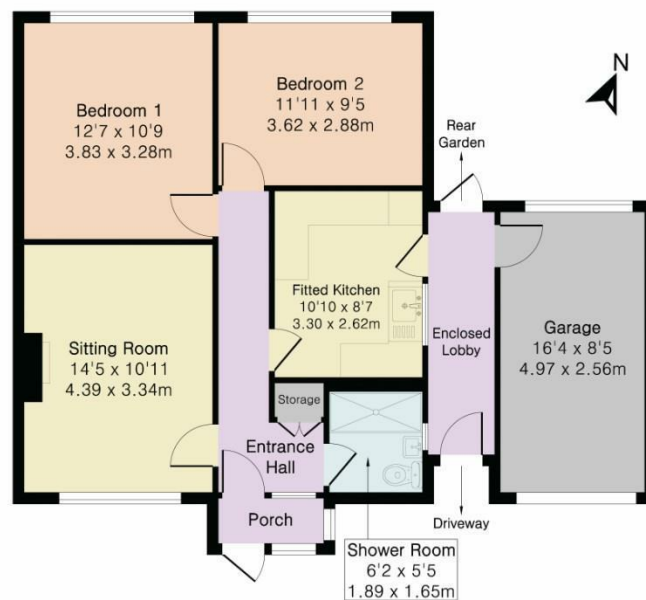
Local Authorities: SDC. Council Tax Band C and EPC rating D

Directions

At the Cainscross island take the exit onto A4171 Paganhill lane, passing the fire station on the left hand side. To the min island, take the first exit onto Farmhill Lane. Follow up the hill, you will see the turning on the right hand side after a short drive into Heathfield road. On turning you will see the property on the left hand side as denoted by our for sale board.



Approximate Gross Internal Area 851 sq ft - 79 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



AJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(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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