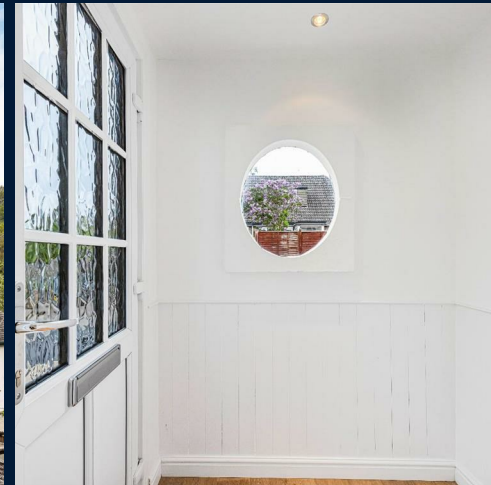


BOWBRIDGE LANE



87 BOWBRIDGE LANE
STROUD, GL5 2JH

Guide price £194,950

Description

A lovely three-storey home positioned on the edge of Stroud town centre, this charming end terrace cottage enjoys wonderful elevated views towards The Heavens from the first floor. Ideally located within walking distance to the scenic canal path and just a short walk from Stroud town center and station. Offered to the market with NO ONWARD CHAIN, making it an ideal choice for first-time buyers, professionals, or investors.

Steps lead up to the attractive front entrance, where a feature window adds character to the entrance porch—an ideal cloaks space. Leading into a light-filled sitting room, offering plenty of space for both relaxing and dining. A large front-facing window allows natural light to pour in, while a decorative archway leads through to the kitchen.

Fitted kitchen features a practical range of solid oak base and wall-mounted cabinets with brushed steel handles, a good amount of worktop space with freestanding cooker and plumbing for washing machine. Door leads to a side hallway with stairs to the first floor, door to outside and a small recess where you could fit a fridge/freezer.

Upstairs, the first floor, you are greeted by a window to the rear with fantastic views to The Heavens, doors to bedroom one and bathroom and further stairs to the second floor.

Bedroom one a generous double room with a range of fitted wardrobes, enclosed cupboard housing the boiler and a lovely picture window to the front provides views across Stroud. Having neutral carpet underfoot.

A good sized bathroom with two windows to the side provide a wealth of natural light. A white suite comprising panelled bath recessed with shower panel and shower over. Low level WC, fitted cabinet, perfect for toiletries with freestanding bowl on top. Tiled flooring throughout.

The second floor leads directly into bedroom two. A range of fitted wardrobes to this bright and spacious room, dormer window to the front with lovely rooftop and countryside views. Clean white décor and soft carpet flooring makes this space tranquil and inviting.

Such a great location with access to all Stroud has to offer at ease with wonderful canal-side walks, and countryside views. A short walk from the well regarded Stroud Brewery along the canal path. Perfect to take visitors offering great atmosphere along with a drink or two and good food.

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.

- What a great first home this is so close to the town centre with wonderful walks
- Fitted kitchen with a range of solid oak cabinets and appliance space
- Rear hallway with and stairs to upper floors and a recess ideal for fridge/freezer
- Spacious three piece family bathroom, good order throughout with neutral decor
- Offered to the market with NO ONWARD CHAIN
- Bright sitting/dining room with large front-facing window offering a wealth of natural light
- Two double bedrooms, both with fitted wardrobes and elevated views
- Such a great spot for canal walks and the well regarded Stroud Brewery a short walk away





Location & Amenities

A tranquil location, close to the historic Thames and Severn canal on the south eastern approach to Stroud. Fantastic walks along the waterside for miles and up Butterrow and nearby Rodborough common.

You can take full advantage of all Stroud has to offer. A short walk or cycle from the property to the town and railway. The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts. The well-known weekly Farmers Market 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. 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 in Stroud.

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away.

Stroud has good transport links with London Paddington by train and Bath and Bristol by car.

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 B and EPC rating D

Directions

From the edge of Stroud centre at the main island at the top of Dr Newton's Way, turn right onto London road and follow this road to the traffic lights, turn left onto Bowbridge Lane. The property is located on the right hand side as denoted by by our for sale board.

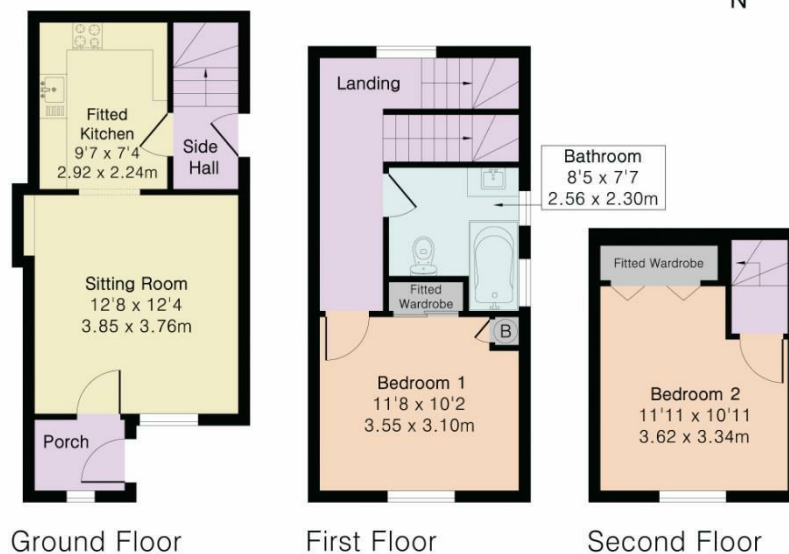


Approximate Gross Internal Area 701 sq ft - 66 sq m

Ground Floor Area 276 sq ft – 26 sq m

First Floor Area 275 sq ft – 26 sq m

Second Floor Area 150 sq ft – 14 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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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