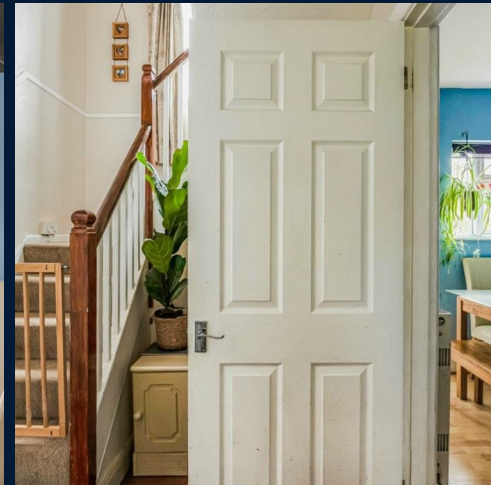


BATH ROAD



253 BATH ROAD LIGHTPILL, STROUD, GL5 3NP

Offers over £259,950

Description

A lovely three bedroom mid terraced home set in Lightpill. Situated with an ease of access to Stroud and Nailsworth, also benefiting from a short drive to the well regarded Selsey and Rodborough commons.

Set back from Bath Road with pedestrian access via the garden gate leads directly into the front garden, with pathway up to the front entrance.

Internally directly into the entrance hall with doors leading off to all rooms and stairs to first floor, with cloaks area

Sitting room with window to the front overlooking the garden and French doors to the rear opening to the terrace and garden, this room has a wealth of natural light. Dining room with window to the rear with space for a dining table and chairs and a useful storage cupboard, opens to the fitted kitchen.

Fitted kitchen with a range of base and wall mounted cabinets in cream with wooden worktops, built in electric oven, hob, extractor and dishwasher. Window to the rear overlooking the garden, with door to the side providing access to the garden.

Downstairs bathroom with frosted window to the front, bath with shower attachment over, a low flush wc and basin, with heated towel rail and cabinet.

Stairs to the first floor with window to the rear on approach provides a wealth of light to the landing area, doors leading to all three bedrooms and loft access hatch with ladder.

Bedroom one a good-sized double bedroom with windows to front and built in wardrobes and space for further furniture benefiting from a further window to the rear where the current owner has created a home office work station. This could be utilized if required and subject to plumbing to create an ensuite. Bedroom two a further double room with window to the front, bedroom three, a single bedroom with window to the rear.

Outside

Unusually due to the privacy of the front garden it provides perfect entertaining and children play area for all the family. Laid to lawn with a raised sun terrace all paved the full width of the house and a wealth of planting. Complemented by the over hang of trees in the summer months

To the rear the garden can be accessed from the kitchen, and french doors from sitting room

A small paved terrace outside the sitting room steps lead up onto a pathway with a small lawned area and borders along with a rear gate providing access to parking area for one, wooden garage with double doors to the side. Vehicular access to this area is provided via a private road to 253 Bath Road and adjoining properties.

AGENT NOTE we understand from the vendor that the area of the private road directly behind the property is the sole responsibility of the owner.

This is a great investment or first home, so convenient for Stroud, Stonehouse and further benefiting from double glazing and gas central heating. Fantastic walks close by at Rodborough and Selsey common.

Stamp duty at £259,950

First time buyer £0 Moving home £2,997 Additional property £15,995

<https://w3w.co/clash.pianists.takes>

- Three-bedroom mid-terraced home in Lightpill
- Conveniently close to Stroud, Nailsworth, Rodborough and Selsey Common
- Pretty garden to the front with trees over hanging used entertaining and children play area
- Sitting room with french doors to the garden
- Dining room opening to fitted kitchen with access to garden
- Bedroom one with office space (possible en suite space)
- Two further bedrooms, ground floor bathroom
- Enclosed rear garden, with terrace and lawn
- Garage and parking with ease of access to the rear
- Ease of access for lovely walks along the canal





Location & Amenities

Situated in the poplar area of Lightpill with two primary schools, close by, several well-regarded public houses, 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. The property also enjoys close proximity to beautiful countryside walks on Rodborough and Minchinhampton Commons, perfect for outdoor enthusiasts. Convenient transport links and easy access to Stroud town centre further enhance its appeal, with the mainline railway station providing direct connections to London Paddington.

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 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. Turn into this road and then there is a left turning and the rear of the property is located, to visit the property please park at the bottom of Kitesnest Lane and walk up the steps running parallel with the main Bath Road, the house is located on the right as denoted by our for sale board.



Approximate Gross Internal Area 875 sq ft - 81 sq m

Ground Floor Area 432 sq ft - 40 sq m

First Floor Area 331 sq ft - 31 sq m

Garage Area 112 sq ft - 10 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		86
(81-91) B		
(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

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove

AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.