

FAIRVIEW VILLAS



ESTATE AGENTS  
OF  
GLOUCESTERSHIRE

## 3 FAIRVIEW VILLAS MIDDLE LEAZES, STROUD, GL5 1LD

Offers over £199,000

### Description

DISCLAIMER: Please note that there is no parking with this property and access is via a footpath

A delightful two bedroom mid-terraced property in a lovely, quiet location with beautiful views. The property is accessed via a footpath from Middle Leazes and benefits from an open garden to the front, believed to be approximately 100ft. Approach is pedestrian access only.

Internally, a small porch leading into the sitting room. The sitting room benefits from views to the garden and a lovely feature fireplace surround. with mantelpiece, there is a liner in the fireplace if you wished to install a log burner. Stairs lead to the first floor with shelving on approach.

Fitted kitchen sits to the rear of the property and whilst small, offers good storage with base units and worksurface and a wealth of natural light.

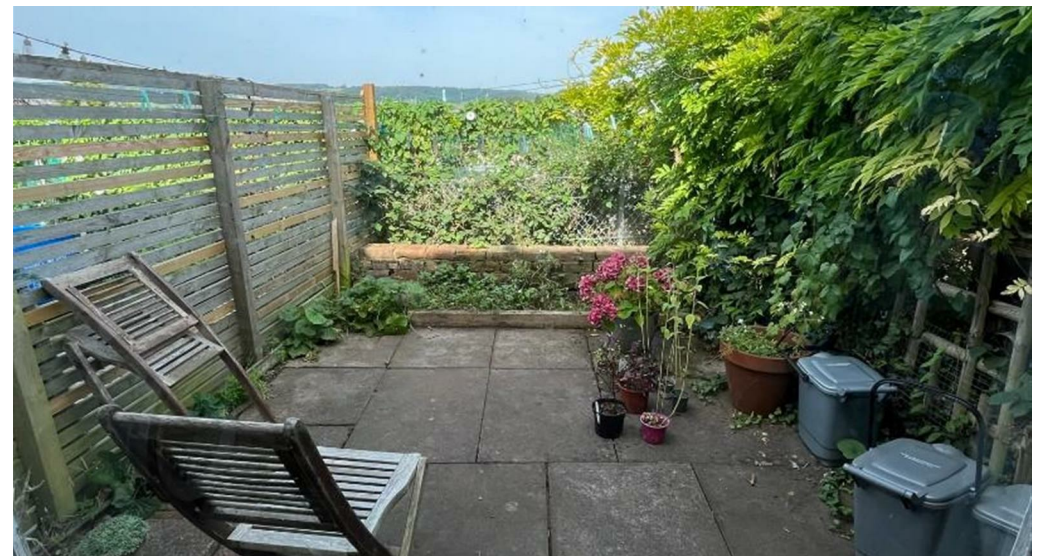
The property benefits from a rear lean to extension which is currently used as a utility space. Door to the garden and large window taking full advantage of wonderful views across the valley. The courtyard garden is perfect for that early morning coffee or evening glass of wine, overlooking the beautiful views across the valley.

To the first floor, fantastic views from the landing window. Bedroom one is double with fireplace surround and views to the front garden. A small but perfectly functional shower room completes the first floor.

To the second floor, a light and airy bedroom with stunning views across Stroud. A great guest bedroom or an ideal studio or home office.

Overall, a charming characterful property in a lovely location with great access to all Stroud town centre has to offer.

- A delightful cottage with lovely views across the valley, NO PARKING OUTSIDE
- Accommodation over three floors
- Lovely rustic fitted kitchen Kitchen with a lean to used as utility room
- Second floor bedroom ideal studio or guest bedroom with views
- Convenient to Stroud centre and station
- Offered to the market with NO ONWARD CHAIN
- Small porch, sitting room providing a cosy feel
- Bedroom one a double bedroom a small shower room
- Great open lawned front garden with rear courtyard
- Charming property in a great community





## Location & Amenities

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Stroud has been described as "The Covent Garden of the Cotswolds".



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 newly completed indoor Five Valleys shopping centre is a fantastic attraction. 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.

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. 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 A and EPC rating E

## Directions

From the centre of Stroud outside Ecotricity building follow the A419 Dr Newton's Way, passing Travis Perkins on the left and continue to the roundabout. Turn left onto the London road passing Waitrose on your left, continue on the London road to the next roundabout and turn right onto Cornhill. Follow up the hill and straight over the mini round about passing the police station on the left and continue up the hill. After a short distance you will see the turning for Upper Leazes on the left hand side. Continue along this road and Middle Leazes is located on the left hand side, accessible on foot. As you walk down the hill, there is a path straight ahead, to the left of the 'Middle Leazes' road sign; walk down this path and the property is approximately 100ft away.



## Fairview Villas, GL5

Approximate Area = 548 sq ft / 50.9 sq m  
 Limited Use Area(s) = 103 sq ft / 9.6 sq m  
 Total = 651 sq ft / 60.5 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). © nichecom 2023. Produced for AJ Estate Agents of Gloucestershire. REF: 1048507

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		52	
(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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