

FORDLOVEDAY

ESTATE AGENCY



Humphreys Close, Stroud.

18 Humphreys Close, Stroud, GL5 4NY

Asking price £285,000

DESCRIPTION

18 Humphreys Close is a modern semi-detached two bedroom bungalow which has benefitted from some updating, allowing its next owner to further update if they desire. With the majority of the windows having been replaced as well as the front door and boiler, the core of this property has been maintained or upgraded. The room sizes are generous and light with two comfortably sized double bedrooms, a good sized sitting room and a fitted kitchen allowing space for a washing machine and fridge/freezer with the additional benefit of a rear boot room. The bathroom has been recently refitted too and is to a good standard. There is parking to the front and side for a number of vehicles with the driveway leading to a single garage with light and power. To the rear of the property is an enclosed garden which is easy to maintain and to the front of the property is an open grassed lawn.

LOCATION

Locally you have some excellent schools including Stroud High, Marling, Archway, Foxmoor Primary School, St Matthews Primary School, and Cashes Green Primary School. For outdoor enthusiasts, the popular Randwick Woods is within walking distance and is waiting to be explored as is the Cotswold Way, the canal path, the cycle track and Victory Park. With shops nearby to supply your daily needs and good commuter links to both the M5 and M4 as well as a train station in Stroud which brings London Paddington to within an hour and a half, this property really is ideally positioned.





- SEMI-DETACHED
- BUNGALOW
- NEW WINDOWS
- EASY TO MAINTAIN
- PLENTY OF PARKING
- POPULAR LOCATION
- NEW BOILER
- ENCLOSE REAR GARDEN
- GARAGE
- TWO DOUBLE BEDROOMS



DIRECTIONS

From Stroud leave in the direction of the M5 towards Stonehouse on the Cainscross Road. At the Cainscross roundabout take the second exit and then take a right to follow for Cashes Green. Continue along this road and straight over the mini roundabout turning right at the cross road just before Cashes Green Primary school. Take the next left into Humphreys Close where no. 18 will be found on the right hand side.

GENERAL INFORMATION

General Information: Tenure: Freehold

Services: Believed to be mains water, electricity and drainage. Gas central heating.

Postcode: GL5 4NY.

Viewing: Strictly by appointment through Ford Loveday Estate Agency.

Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale.

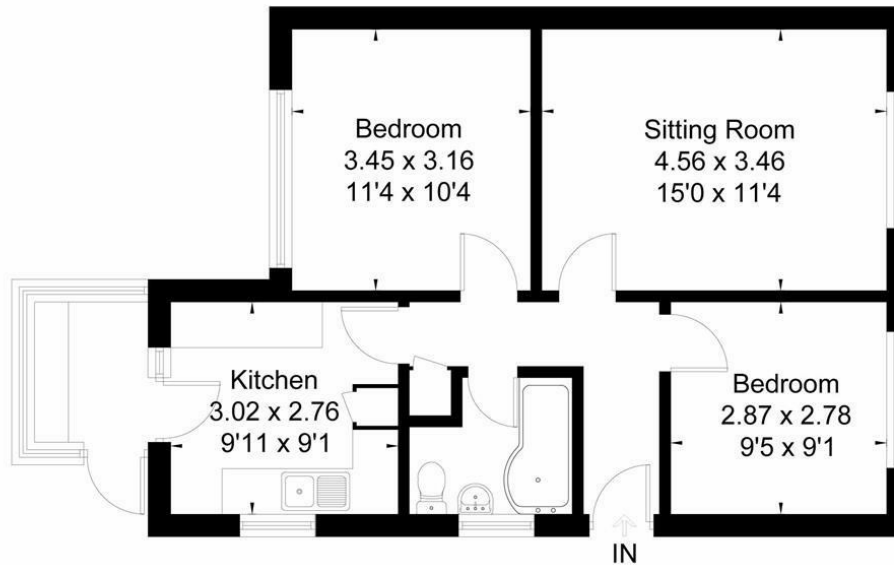
All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band C. EPC rating C.

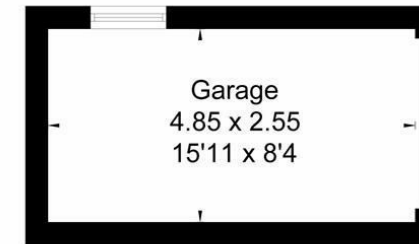
To test your broadband speed, please use Uswitch Internet speed test which says a download speed of 27 and an upload speed of 7 with the exchange 0.88 miles away.



Approximate Floor Area = 58.2 sq m / 626 sq ft
Garage = 12.3 sq m / 132 sq ft
Total = 70.5 sq m / 758 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #77584

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