



PROPERTY AVAILABLE TO LET
2 Bedroom Detached Bungalow
Elm Road, Randwick, Stroud, GL5

Asking Price £1,250 per calendar month
www.griffithnobes.co.uk



TWO DOUBLE BEDROOMS | DETACHED BUNGALOW | RECENTLY REFURBISHED THROGUHOUT
SHOWER ROOM | NEW KITCHEN WITH INTEGRATED FRIDGE-FREEZER | FRONT & REAR GARDENS
EPC RATING: C | GAS CENTRAL HEATING | DRIVEWAY PARKING | SINGLE GARAGE

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TWO BEDROOMS | CHARMING AND CHARACTERFUL COTTAGE | LOUNGE WITH OPEN FIRE
DINING ROOM WITH WOODBURNER | KITCHEN/BREAKFAST ROOM | CLOSE TO THE HIGH STREET
EPC RATING: E | GAS CENTRAL HEATING | GARDEN & OUTSIDE SEATING AREA

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This detached bungalow sits in an elevated position. This property stands out with its well-balanced unfurnished accommodation. The entrance hall leads into the heart of the home; a generous lounge alongside a well-appointed newly fitted kitchen with integrated fridge freezer, cooker and hob. Two double bedrooms offer views to the rear garden. The property benefits from a brand-new shower room also.

Modern conveniences are not overlooked, with the residence boasting gas central heating and double glazing, enhanced by a recently installed boiler. Outside is an amazing space for keen gardeners with planted areas, a pond and heaps of potential.

The front of the property is mainly laid to lawn that welcomes visitors upon arrival. Convenient driveway parking with space for two vehicles and a single garage providing practical storage space.



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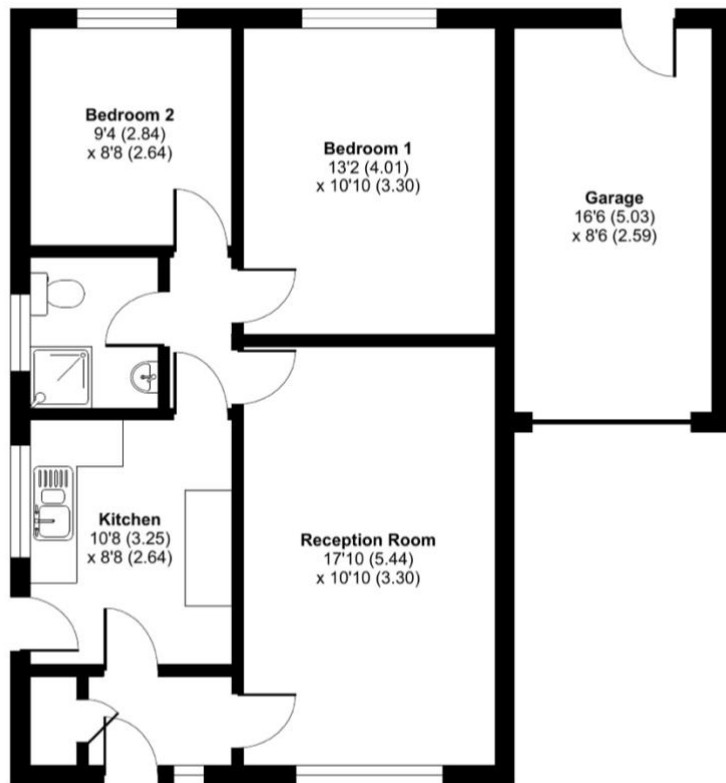


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Approximate Area = 633 sq ft / 58.8 sq m
Garage = 140 sq ft / 13 sq m
Total = 773 sq ft / 71.8 sq m
For identification only - Not to scale



GROUND FLOOR

Council Tax Band: **C (£1,933.92)**

EPC Rating: **C**

Utilities: **Mains Electric, Mains Gas, Mains Water, Mains Sewer.**

Broadband: **Standard up to 10Mbps*, Superfast up to 80Mbps***

Phone Network: **EE, Three, o2, Vodafone (some limited coverage)***

*Information obtained from Ofcom Website, August 2024.

Holding Deposit: **£288.46 (equivalent to 1 weeks' rent)**

Security Deposit: **£1,442.30 (equivalent to 5 weeks' rent)**

Available: **17th August 2024, earlier/later may be possible.**

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: hello@griffithnobes.co.uk for further info.

A little about the surrounding area...

The bungalow is situated on the edge of Cashes Green, near the village of Randwick which is a very desirable village on the outskirts of Stroud. The village benefits from having its own primary school, playing field, village hall, a local pub, and a parish church. Randwick is surrounded by beautiful countryside views and woodland walks. The nearby shops in Cashes Green make it a convenient place to live with convenience stores, hairdressers, parks and takeaway shops.

Stroud town itself offers additional shopping opportunities including the award-winning weekly farmers market, which is fast growing in popularity, as well as a variety of local independent shops and stores. Stroud area is particularly popular for its Grammar schools, state and private schools as there is a good choice of both Primary and Secondary Schooling in the area.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Griffith Nobes Lettings and Management Ltd. REF: 1025847



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PrimeLocation.com

PRSP
Property Redress Scheme

IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Landlord does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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