



Beautifully Presented Throughout
2 Bedroom Detached Bungalow Home
Elm Road, Randwick, Stroud, Gloucestershire, GL5

Offers Over £300,000
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To arrange a viewing, please call us on 01453 799938 or visit www.griffithnobes.co.uk

A LITTLE BIT ABOUT THE PROPERTY...

- **Detached Bungalow**
- **Recently Refurbished Throughout**
- **Two Double Bedrooms**
- **Shower Room**
- **Gas Central Heating**
- **Double Glazing**
- **No Onward Chain**
- **Generous Gardens to the front and rear**
- **Driveway Parking**
- **Single Garage**

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This spacious detached two-bedroom bungalow sits in an elevated position and offers well-balanced accommodation that has been refurbished throughout.

The entrance hall leads into the heart of the home: a generous lounge alongside a well-appointed, recently fitted kitchen with an integrated fridge freezer, cooker, and hob. Two double bedrooms enjoy views over the generous rear garden, and the property benefits from a recently fitted shower/wet room.

Modern conveniences are not overlooked, with the residence boasting gas central heating and double glazing, enhanced by a modern boiler. Outside, the garden is an excellent space for keen gardeners with superb views, featuring planted areas, a pond, and heaps of potential for further improvement.

To the front, the property is mainly laid to lawn, creating a welcoming approach. A driveway provides parking for two vehicles, and a single garage offers practical storage space with a rear door allowing easy access from the garden.

Declaration of Interest:

Please note that the vendors of this property are directors of Griffith Nobes Lettings and Management Ltd. A personal interest is therefore declared in accordance with the Estate Agents Act 1979.

EPC Rating: C

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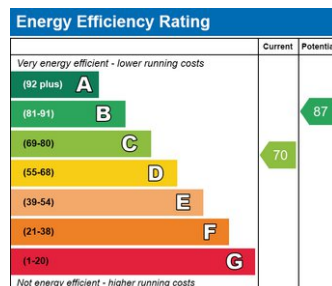
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USEFUL INFORMATION

Local authority: Stroud District Council

Council Tax Band: C (£2,023.65)

EPC Rating: C (70)



BROADBAND & TELEPHONE

Broadband: (Highest available speeds – Download / Upload)

Standard: 10 Mbps / 0.9 Mbps

Superfast: 80 Mbps / 20 Mbps

Ultrafast: 1800 Mbps / 220 Mbps

Mobile Telephone:

EE, Three, O2, Vodafone. (some limited indoor coverage)

This information is obtained at the time of preparing this listing from Ofcom and is a guide only. For more information, visit <https://checker.ofcom.org.uk> or ask us.

UTILITY INFO

Electricity: Mains Supply

Gas: Mains Supply

Water: Mains Supply

Sewerage: Mains Supply

VIEWINGS

Viewings are available by appointment only.

For further details, please contact us:

Telephone: 01453799938 WhatsApp: 01453799938

E-Mail: hello@griffithnobes.co.uk



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 Seller 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 a fee usually in the region of £100 to £250. You are never under any obligation to use a service which we recommend or refer you to, and we actively encourage you obtain multiple quotations to ensure you are receiving the best service at the best price.

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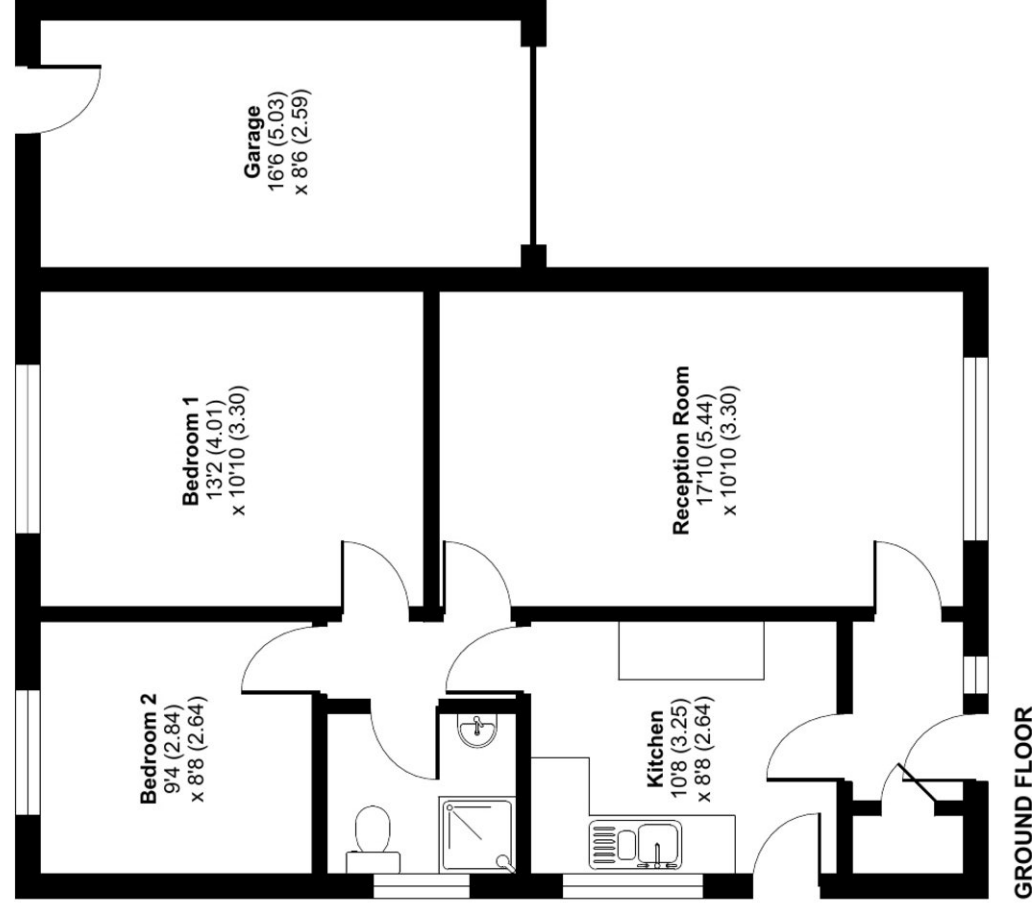
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Approximate Area = 633 sq ft / 58.8 sq m

Garage = 140 sq ft / 13 sq m

Total = 773 sq ft / 71.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nChecom 2023.
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