



Sawyers
Sales & Lettings

28 Peghouse Close, Uplands, Stroud,
Gloucestershire, GL5 1UP
Price £250,000

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A modern two double bedroom semi-detached home located in the popular Peghouse Close Cul-de-sac in Uplands. Benefits include double glazing and gas central heating. Enclosed generous garden laid to lawn and seating area with off road parking to the front. No Chain

A modern two double bedroom semi-detached home located in the popular Peghouse Close Cul-de-sac in Uplands. The accommodation in brief consists; entrance hall, living room, dining area, kitchen and conservatory on the ground floor whilst upstairs you will find the two bedroom and bathroom. Benefits include double glazing and gas central heating. Enclosed generous garden laid to lawn with seating area and off road parking to the front. No Chain

Amenities: - Within Uplands there is a local shop within Folly Lane & a Post Office in Springfield Road, and open fields off Slad Road. The town centre is less than a mile away. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway brings the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance Hall

Double glazed door to front, door to living room.

Living Room 4.49m (14'9") Max x 3.61m (11'10")

Double timber and multi glazed doors to the conservatory, coving, stairs to first floor, under stairs cupboard, radiator and telephone point.

Dining area 2.18m (7'2") x 2.1m (6'11")

Double glazed French door to rear garden, coving and wall light points. Space for fridge/freezer.

Kitchen 2.23m (7'4") x 2.18m (7'2")

Double glazed window to front, range of fitted wall and base units complemented with roll edged work surfaces, stainless steel single drainer sink unit with mixer tap, tiled splash backs, fitted gas hob with filter hood over and oven under, plumbing for washing machine and plumbing for dishwasher. Wall mounted boiler.

Conservatory 3.4m (11'2") x 2.99m (9'10")

Double glazed windows to all sides. Fan light.

First Floor

Landing

Double glazed window to front, access to loft. Airing cupboard housing the hot water tank.

Bedroom One 3.41m (11'2") x 2.83m (9'3")

Double glazed window to rear, fitted bedroom furniture to include wardrobes and storage. Radiator.

Bedroom Two 3.09m (10'2") x 2.37m (7'9")

Double glazed window to rear and radiator.

Bathroom

Double glazed window to front, suite consisting bath with electric shower over, low level WC and pedestal wash hand basin. Part tiled walls and radiator.

Outside

Front

Mainly laid to lawn, path to front door, off road parking and gated side access.

Rear

Enclosed with a gravel seating area, steps lead up to a generous lawn area with bedding borders and space for garden shed. Outside light.

Selling Agent

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Local Authority

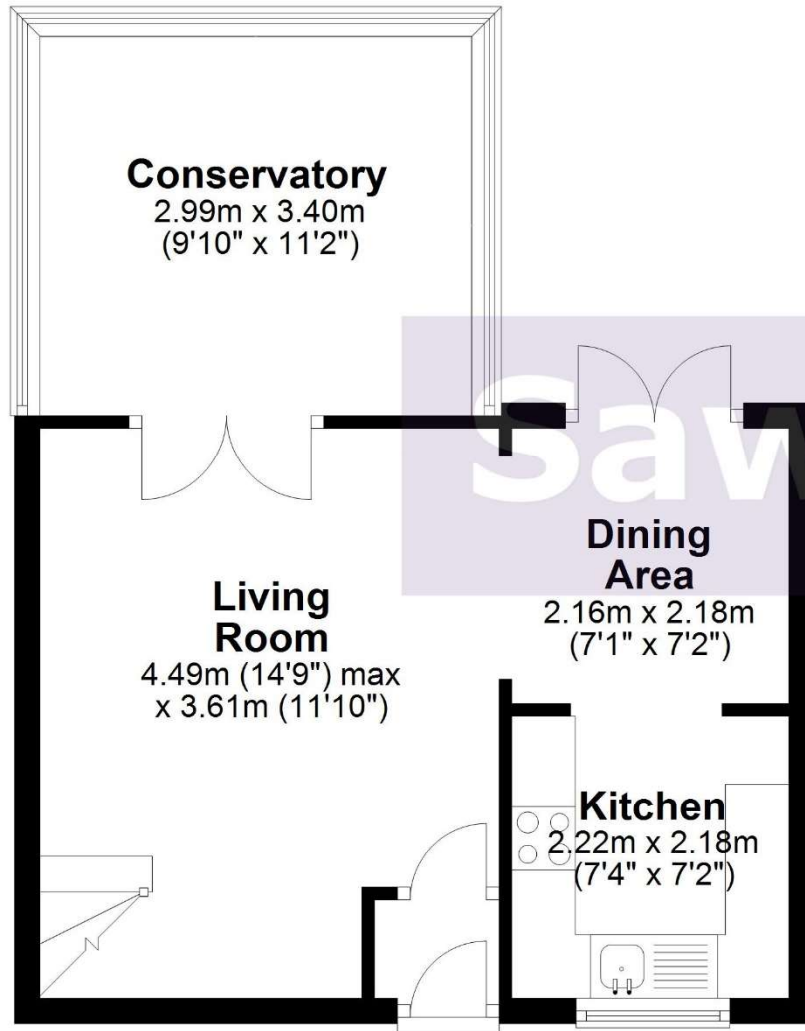
Stroud District Council - Band B

Directions

For SAT NAV use: GL5 1UP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			88
(84-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 

Ground Floor



First Floor



Plans are to be used as a guide only and are not to scale.
Plan produced using PlanUp.

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