



**SawyerS**  
Sales & Lettings

47 Lower Street, Stroud,  
Gloucestershire, GL5 2HS  
Guide Price £145,000

## 47 Lower Street, Stroud, Gloucestershire, GL5 2HS

**A charming Grade II Listed, three Storey terraced cottage in need of complete renovation. Living room, kitchen, porch, two double bedrooms and bathroom. Character features including exposed beams and exposed timber flooring. Generous enclosed rear garden. No Chain. (Cash buyers only).**

**Sawyers Estate Agents** are pleased to bring to the market this charming Grade II Listed terraced cottage. The property requires complete renovation giving purchasers the opportunity to put their own stamp on it. The accommodation is arranged over three floors and briefly comprises living room, kitchen, porch, two double bedrooms and bathroom. Some character features remain including beams and exposed timber flooring. Generous enclosed rear garden. No Chain. (Cash buyers only).

**Amenities:** Lower Street is one of the more popular roads within 'Old Stroud' and is within a few hundred yards of the town. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of five valleys amidst the beautiful Cotswold countryside. It contains a rich blend of industrial heritage and modern amenities with its town centre shopping, bustling street market, a range of banks, restaurants, bistros and pubs. There are first class schools for all grades and age groups and good access to the M5 allows comfortable commuting to Cheltenham, Gloucester and Bristol.

### Agents Note

Offers are invited by cash buyers only, due to the level of refurbishment required. We advise caution when viewing, as the property has suffered some historic water damage on the top floor. Please also note the stairs are particularly steep.

### Entrance Hall

Timber door to front, stairs to first floor and under stairs cupboard.

### Living Room 4.09m (13'5") x 2.71m (8'11")

Window to front, window to rear, fireplace and tiled floor.

### Kitchen 2.49m (8'2") x 1.61m (5'3")

Door to rear, 'Butlers' style sink, tiled splash backs, wall mounted electric water heater, space for cooker and space for fridge/freezer.

### Rear Porch 1.62m (5'4") x 1.61m (5'3")

Door to side and space for washing machine.

### First Floor

#### Landing

Stairs to second floor. Doors to bedroom and bathroom.

#### Bedroom One 4.74m (15'7") x 3.06m (10'0")

Window to front, beam and exposed timber floor.

#### Bathroom 2.49m (8'2") x 1.61m (5'3")

Double glazed window to rear, bath, low level W/C and wall mounted wash hand basin.

### Second Floor

#### Bedroom Two 4.97m (16'4") x 4.91m (16'1")

Double glazed window to rear, beams and exposed timber floor.

### Outside

#### Rear

Generous garden being mainly laid to lawn which is currently overgrown, patio area, dilapidated out building and gated rear access.

### Selling Agent

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### EPC:

Exempt

### Local Authority

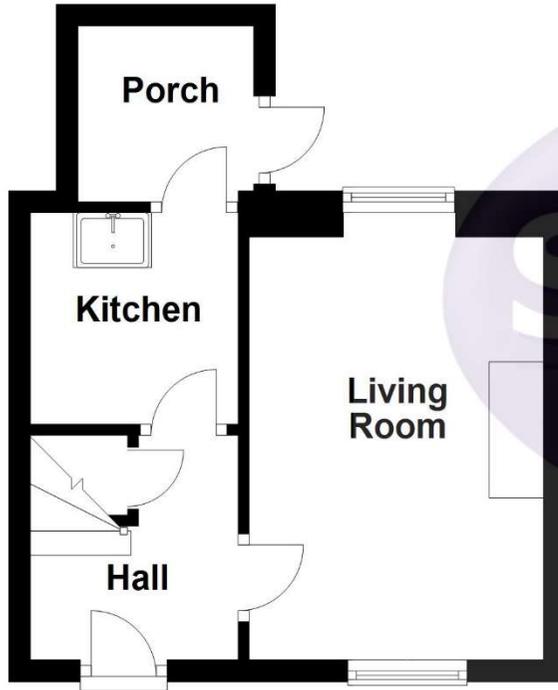
Stroud District Council - Band B

### Directions

For SAT NAV enter GL5 2HS

## Ground Floor

Approx. 22.1 sq. metres (237.9 sq. feet)



## First Floor

Approx. 19.3 sq. metres (208.0 sq. feet)



## Second Floor

Approx. 19.3 sq. metres (208.0 sq. feet)



**Total area: approx. 60.8 sq. metres (654.0 sq. feet)**

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

**DISCLAIMER:** These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

