



Sawyers
Sales & Lettings

**6 Southgate Gardens, Rodborough,
Stroud, Gloucestershire, GL5 3TT
Price: £270,000**

6 Southgate Gardens, Rodborough, Stroud, Gloucestershire, GL5 3TT

A two bedroom detached bungalow located within this lovely elevated setting within this popular cul-de-sac in Rodbrough with views towards Selsley. The property offers a generous conservatory, enclosed garden, off road parking and garage. The property is need of a degree of updating. No Chain.

Sawyers Estate Agents are delighted to offer to the market this two bedroom detached bungalow located within this lovely elevated setting within this popular cul-de-sac in Rodbrough with views towards Selsley. The well proportioned and adaptable accommodation briefly consists: kitchen/breakfast room, living room, two bedrooms, conservatory and shower room. Benefits include double glazing and gas central heating. Outside you will find the front and rear gardens, off road parking and garage. The property is need of a degree of updating giving purchasers the opportunity put their own stamp on it. No Chain.

Amenities: Within the popular parish of Rodborough there are Primary Schools, Public Houses, basic grocery shops, Churches and recreational facilities. Rodborough Common, together with its neighbour Minchinhampton Common some 600 acres of common land vested in the National Trust, is designated as an Area of Outstanding Natural Beauty where opportunities for walking, golf and equestrian activities are readily available. Local amenities are accessible in the towns of Minchinhampton,

Stroud holds an award-winning Farmers` Market every Saturday. Education within the area is excellent and includes Beaudesert Park Preparatory School, Wycliffe College, Cheltenham Ladies` College and Cheltenham College, and Grammar Schools at Stroud High School for Girls & Marling School for boys. Access to the M5 motorway is available from J13 at Eastington, with Cheltenham, Gloucester, Cirencester, Bath and Bristol all within easy driving distance. A mainline intercity rail service to London (Paddington) is available from Stroud or Kemble.

Kitchen/Breakfast Room 4.42m (14'6") x 2.67m (8'9")

Double glazed door to side, double glazed window to front and side, range of fitted wall and base units complemented with roll edged work surfaces, single drainer sink unit with mixer tap, tiled splash backs, electric cooker, washing machine, space for fridge/freezer, wall mounted boiler, two radiators and access to the cellar.

Inner Hall

Access to loft.

Living Room 5.48m (18'0") x 3.25m (10'8")

Double glazed window to front, living flame gas fire with surround, dado rail, two radiators and television point.

Bedroom One 4.18m (13'9") x 3.27m (10'9")

Double glazed patio doors to rear leading to the conservatory, two built in double wardrobes with sliding door fronts, further storage unit, radiator and telephone point.

Bedroom Two 2.97m (9'9") x 2.66m (8'9")

Double glazed window to rear and radiator.

Conservatory 5.52m (18'1") x 2.89m (9'6")

Double glazed French doors to rear, double glazed windows to rear and sides, wall light points, radiator and television point..

Shower Room 1.95m (6'5") x 1.16m (3'10")

Double glazed window to side, low level WC, wash hand basin set within vanity unit, walk in double shower area with electric shower over. Radiator.

Cellar

Light.

Outside

Front

Gated driveway providing off road parking and access to the garage. Side access to rear. Mature shrub borders. Outside light.

Garage

Up and over door, double glazed window to rear, power and light.

Rear

Raised seating area, terraced mature flower and shrub borders, garden shed and greenhouse. two apple tree`s and a quince fruit tree.

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

Local Authority

Stroud District Council - Band C

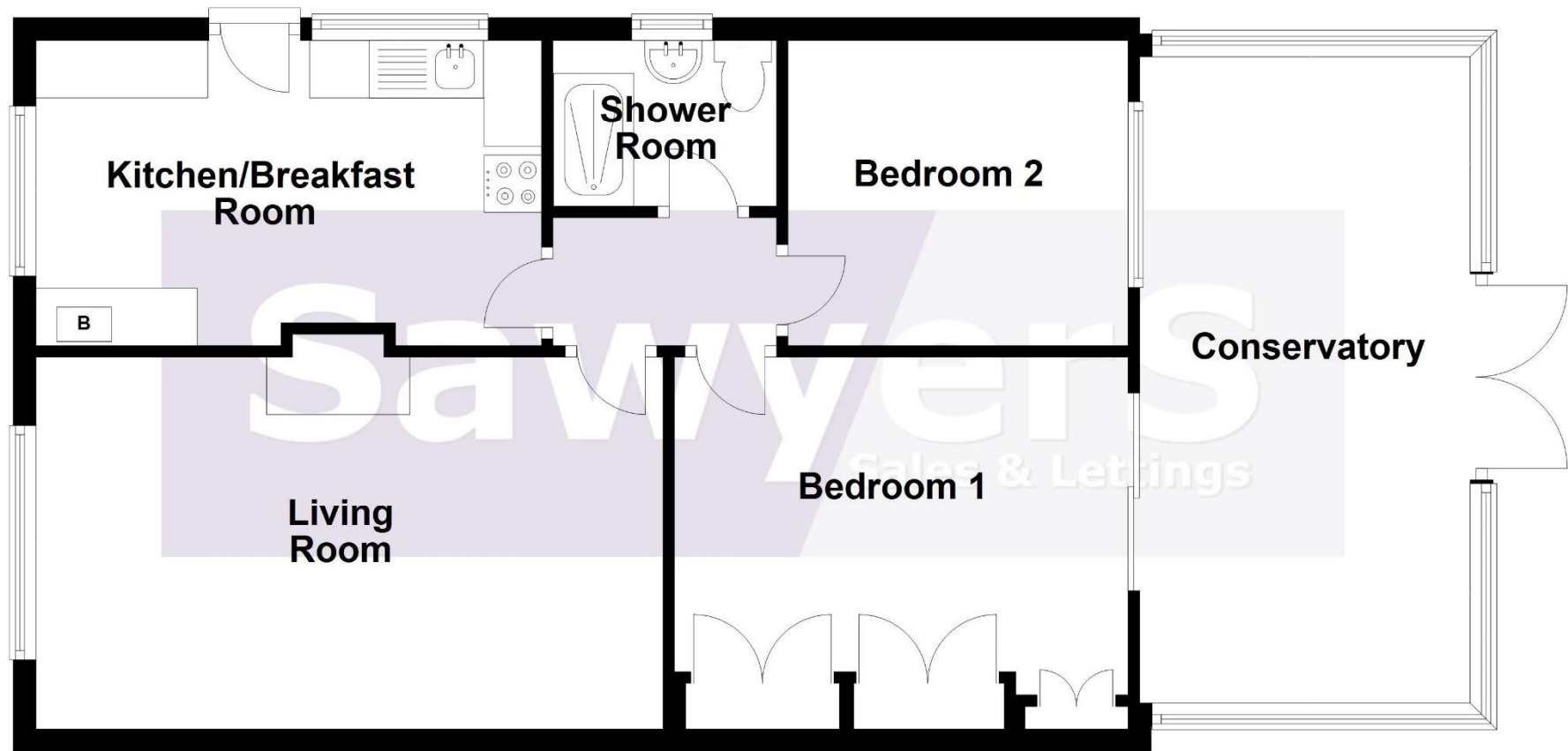
Directions

For SAT NAV use: GL5 3TT

Leave Stroud via the A46 Bath Road heading towards Nailsworth. At the Golden Cross traffic lights turn left up into Walkley Hill. Turn right into Court Way then right again into Southgate Crescent. Follow the road around and turn right into Southgate Gardens. The property will be located on your right hand side, clearly identified by our `For Sale` board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



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.

