



SawyerS
Sales & Lettings

**4 Golden Jubilee Way, Dudbride, Stroud,
Gloucestershire, GL5 3HQ
Price £335,000**

4 Golden Jubilee Way, Dudbridge, Stroud, Gloucestershire, GL5 3HQ

A neatly presented three bedroom semi-detached home located within easy access to amenities and Selsley Common. Externally, there is an enclosed and level garden along with driveway parking and access to the single garage. No Chain.

Sawyers Estate Agents are pleased to bring to the market this modern and neatly presented three bedroom semi-detached home enjoying a choice position on the edge of this popular development. The accommodation in brief comprises: Entrance hall, cloakroom, living room and kitchen with dining area on the ground floor with three bedrooms and shower room on the first floor. Benefits include double glazing and gas central heating. Outside you will find the enclosed level garden along with off road parking and garage. Early viewing highly recommended to avoid missing out. No onward chain.

Amenities: Golden Jubilee Way is found just over a mile away of the centre of Stroud and all amenities found there and yet is within a few minutes walk of the canal and Selsley Common along with the open spaces. 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 is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance Hall

Double glazed door to front, coat hooks and tiled floor.

Cloakroom 1.47m (4'10") x 0.85m (2'9")

Extractor, low level WC, wall mounted wash hand basin, mirror, tiled splash back and radiator.

Living Room 4.94m (16'2") x 3.67m (12'0")

Double glazed window to front, coving, stairs to first floor, useful under stairs cupboard, two radiators and television point.

Kitchen/Dining Room 4.55m (14'11") x 2.48m (8'2")

Double glazed window to rear, timber double glazed French doors to rear leading out to the garden, recessed down lighting, range of matching wall and base units complemented with roll edge work surfaces over, stainless steel one and a quarter bowl sink unit with mixer tap, tiled splash backs, fitted `Neff` gas hob with `Neff` electric oven under and filter hood over. Space for fridge/freezer and plumbing for washing machine. Radiator. Tiled floor.

First Floor

Landing

Access to loft. Airing cupboard housing the hot water tank.

Bedroom One 3.97m (13'0") Including Wardrobes x 2.46m (8'1")

Double glazed window to rear, two built in double wardrobes. Radiator.

Bedroom Two 3.48m (11'5") Including Wardrobes x 2.46m (8'1")

Double glazed window to front, two built in double wardrobes. Radiator.

Bedroom Three 2.48m (8'2") x 2.01m (6'7")

Double glazed window to rear. Radiator.

Shower Room 1.97m (6'6") x 1.92m (6'4")

Double glazed window to front, extractor, walk in double shower unit, low level WC, pedestal wash hand basin with tiled splash back, wall mounted light with shaver point. Radiator.

Outside

Front

Path to front door, outside light, mature shrub borders. Off road parking via the driveway providing access to the garage.

Garage

Single garage with up and over door. Door to rear.

Rear

Enclosed garden being mainly laid to lawn with mature shrub, space for greenhouse and outside tap and light.

Selling Agent

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Local Authority

Stroud District Council - Band C

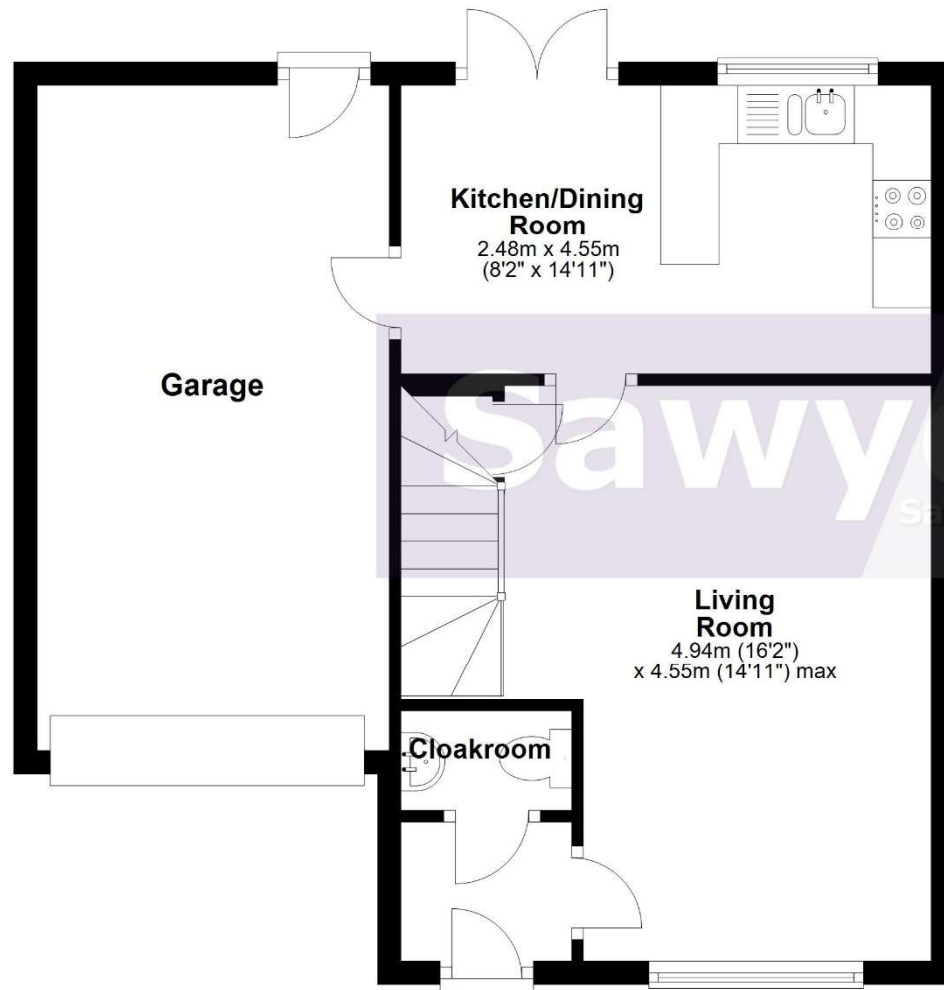
Directions

For SAT NAV use: GL5 3HQ

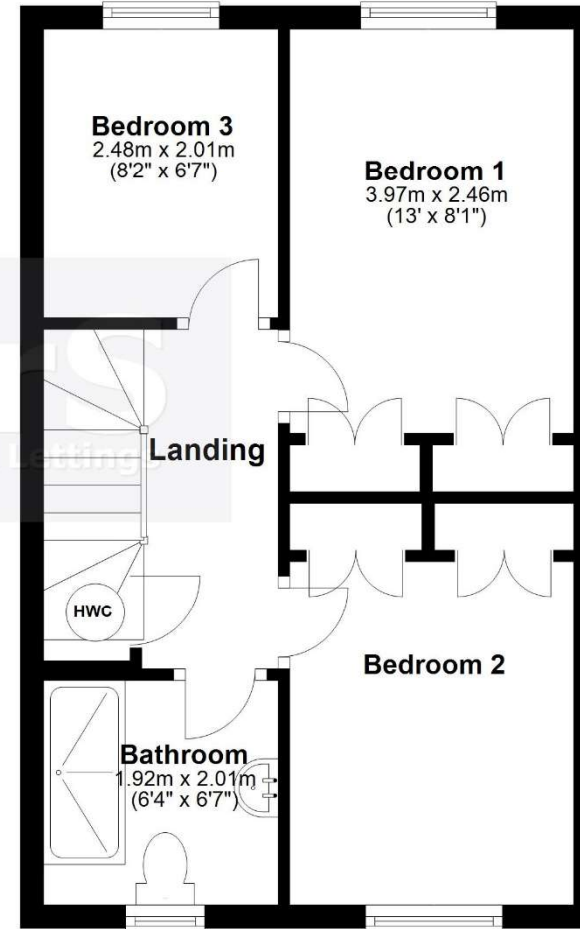
From Stroud town centre take the A419 Cainscross Road heading towards Cashes Green/Stonehouse. At the Cainscross roundabout take the first exit onto Dudbridge Road. Continue down to the next roundabout and take the third exit into Golden Jubilee Way. Continue ahead where the property will be located 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			
(84-91) B			87
(69-80) C		73	
(55-68) D			
(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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