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Sales & Lettings

66 Valley View Road, Stroud,
Gloucestershire, GL5 1HR
Price £309,500

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A neatly presented three bedroom end terrace home located within this popular residential road on the edge of Stroud. Benefits include double glazing and gas central heating. Outside you will find the generous, well stocked level gardens and the single garage.

Sawyers Estate Agents are delighted to bring to the market this generous and neatly presented three bedroom end terraced home enjoying an elevated position on the edge of Stroud. The accommodation in brief consists: Entrance hall, sitting/dining room and kitchen on the ground floor with three bedrooms and the bathroom on the first floor. Benefits include double glazing and gas central heating. Outside you will find the generous, well stocked level gardens and the single garage. Early viewing highly recommended to avoid missing out.

Amenities: 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 with double glazed side panel to front, stairs to first floor, under stairs cupboard and radiator.

Sitting/Dining Room 6.93m (22'9") x 3.62m (11'11")

Double glazed window to front, double glazed French doors to rear, gas fire with back boiler and exposed stone surround with mantle. Two radiators and television point.

Kitchen 2.87m (9'5") x 2.76m (9'1")

Double glazed door to rear, double glazed window to rear, range of fitted wall and base units complemented with roll edged work surface over, stainless steel single drainer sink unit with mixer tap, tiled splash backs, fitted gas hob with oven under and filter hood over, space for fridge/freezer, plumbing for washing machine and radiator.

First Floor

Landing

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

Bedroom One 3.37m (11'1") x 3.05m (10'0")

Double glazed window to front, built in double wardrobe and radiator.

Bedroom Two 3.65m (12'0") x 2.98m (9'9")

Double glazed window to rear, built in double wardrobe and radiator.

Bedroom Three 2.45m (8'0") x 2.45m (8'0")

Double glazed window to front and radiator.

Bathroom

Double glazed window to rear, suite consisting bath with shower over, low level WC and pedestal wash hand basin. Tiled walls, electric wall heater and radiator.

Outside

Front

Gated path to front door, garden being mainly laid to lawn with well stocked flower and shrub borders. Side access.

Rear

Generous garden being mainly laid to lawn, with well stocked flower and shrub borders, seating area, useful covered store area and garden shed. Gated rear access to the garage.

Garage 4.9m (16'1") x 3.17m (10'5")

Up and over door to front, windows to sides and door to side.

Selling Agent

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Local Authority

Stroud District Council - Band B

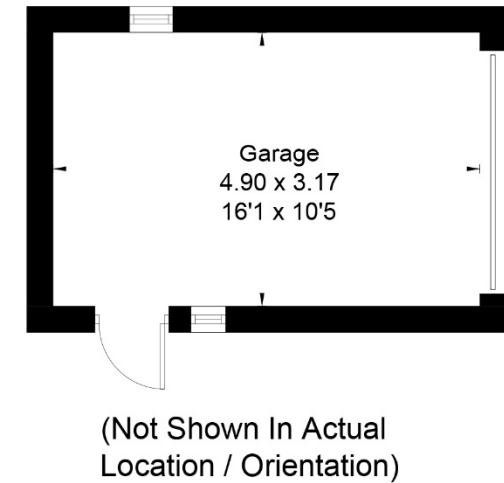
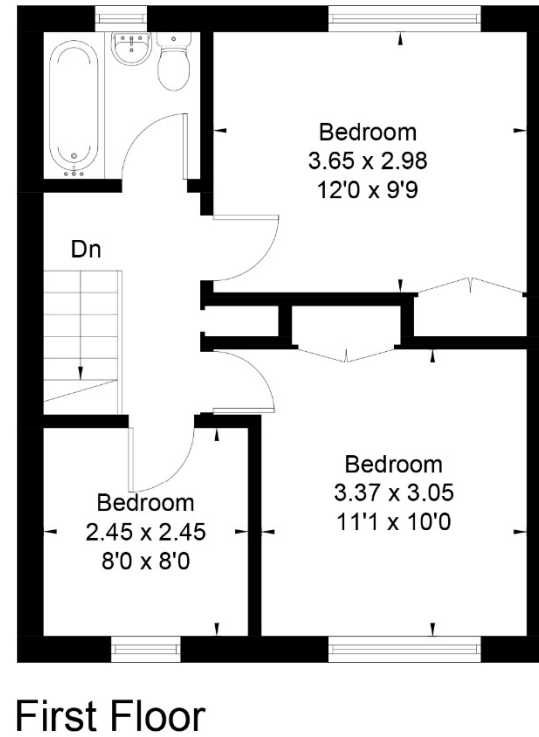
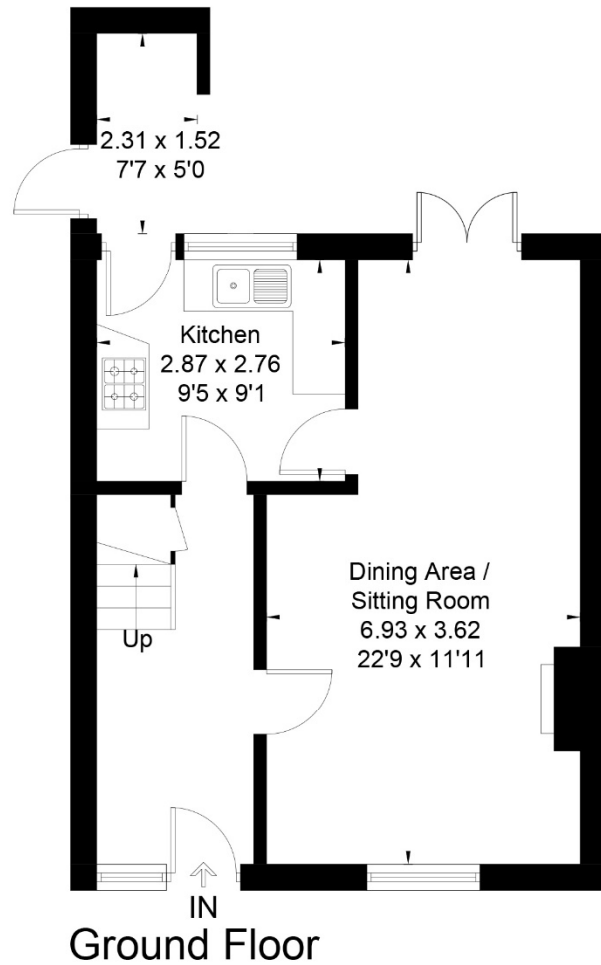
Directions

For SAT NAV use: GL5 1HR

Leave Stroud via Dr Newtons Way, at the Waitrose roundabout take the first exit onto the A419 London Road heading towards Stroud Town Centre, take the first right into Field Road and follow the road up the hill. At the cross roads turn right into Bisley Road. Continue up the hill and turn left into Valley View Road, where the property will be found on your left 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			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Floor Area = 77.4 sq m / 833 sq ft
Garage = 15.5 sq m / 167 sq ft
Total = 92.9 sq m / 1000 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78448

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.

