



SawyerS
Sales & Lettings

17 Windyridge, Cheltenham Road, Bisley,
Gloucestershire, GL6 7BJ
Price £235,000

17 Windyridge, Cheltenham Road, Bisley, Stroud, Gloucestershire, GL6 7BJ

A two double bedroom terraced home located within this lovely setting with views towards surrounding farmland. Generous level gardens. The property is need of a degree of updating giving purchasers the opportunity put their own stamp on it. No Chain.

Sawyers Estate Agents are delighted to offer to the market this two double bedroom terraced home located in this lovely setting overlooking farmland. The well proportioned accommodation briefly consists, entrance hall, sitting/dining room, kitchen and shower room to the ground floor, whilst upstairs on the first floor you will find the two double bedrooms. Benefits include double glazing and LPG gas central heating. Outside you will find the generous and level front and rear gardens which are mainly laid to lawn. The property is need of a degree of updating giving purchasers the opportunity put their own stamp on it. No Chain.

Amenities: - Bisley is a most idyllic and much sought-after village with several quaint and historic properties, situated between Cheltenham and Stroud in the south-west of the Cotswolds. The village has a general store and post office only a short walk away, so is the popular primary school, two good country pubs and handsome church. This is a village with a real community spirit, Bisley is popular with all generations not least because it is surrounded by lovely countryside but is also very accessible.

The nearest town, Stroud is located some four miles 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 is also close by bringing the larger cities of Gloucester, Cheltenham, and Bristol within easy commuting distance

Entrance Hall

Double glazed door to front with glazed top panel. Stairs to first floor.

Sitting/Dining Room 5.44m (17'10") x 3.07m (10'1")

Double glazed window to front, double glazed window to rear, fire place with surround, wall light points, wall mounted gas boiler, two radiators, television point and telephone point.

Kitchen 3.35m (11'0") x 3.35m (11'0")

Double glazed door to rear, double glazed window to rear, 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, electric cooker point, plumbing for washing machine and space for fridge. Radiator.

Shower Room

Double glazed window to front, extractor, shower area, pedestal wash hand basin, low level W/C, part tiled walls and electric panel heater.

First Floor

Landing

Double glazed window. Radiator.

Bedroom One 3.81m (12'6") x 3.05m (10'0")

Double glazed window to front, double glazed window to rear. Radiator. Exposed timber floor.

Bedroom Two 4.12m (13'6") x 2.61m (8'7")

Double glazed window to front, double glazed window to rear. Radiator. Exposed timber floor.

Outside

Front

Gated path to front door. Garden mainly laid to level lawn with Cotswold stone walling. Useful side access to rear.

Rear

Generous garden being mainly laid to level lawn with a patio/seating area. Outside tap.

Outbuilding

Door to front, window to side, power and light.

Agents Note - Covenant

Potential purchasers are required to meet one of the following criteria under the right to buy restriction as permitted by S.157 of the Housing Act 1985 as amended:

1. Having lived or worked in Gloucestershire or an adjoining A.O.N.B or National Park for three years up to application for consent, or
2. Having previously lived in Gloucestershire for at least three years, or
3. Being a member of the armed forces and having previously lived in Gloucestershire for at least two years.

If there is more than one purchaser, only one of them needs to meet the criteria.

Selling Agent

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Local Authority

Stroud District Council - Band B

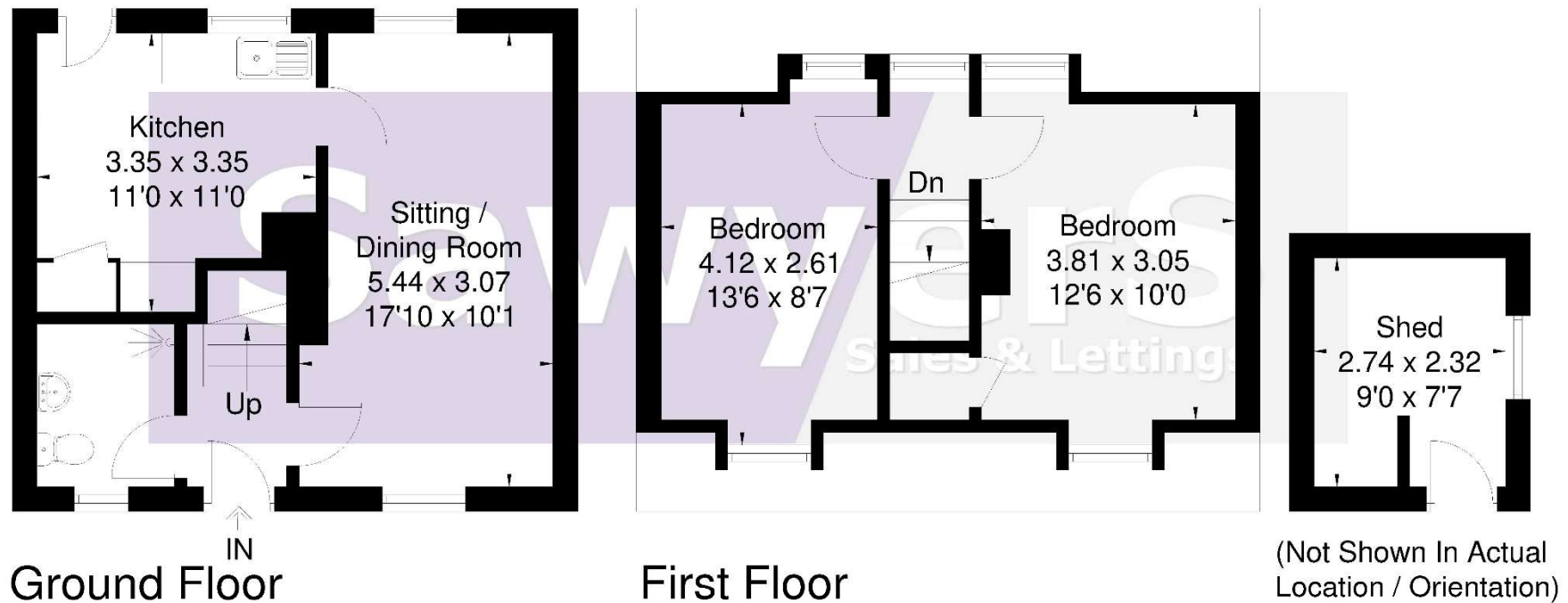
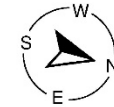
Directions

For SAT NAV use: GL6 7BJ

Take the A419 London Road out of Stroud and turn left at the mini roundabout up Cornhill, continue over the next mini roundabout onto Parliament Street, continue up the hill where the road joins Bisley Old Road, continue on this road and into Bisley Road, follow this road for some distance heading towards Bisley, take the left fawk onto the Cheltenham Road sign posted 'Bisley through traffic', the property can 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			81
(69-80) C			
(55-68) D			
(39-54) E	45		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Floor Area = 61.6 sq m / 663 sq ft (Excluding Shed)



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 #79709

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.

