



SawyerS
Sales & Lettings

**3 Duderstadt Close, Paganhill, Stroud,
Gloucestershire, GL5 4EA
Price £120,000**

3 Duderstadt Close, Paganhill, Stroud, Gloucestershire, GL5 4EA

A neatly presented, light and airy first floor apartment enjoying its own private balcony allowing you to sit out and enjoy the sunshine.

Benefits include double glazed windows and electric storage heaters.

Outside you will find the communal gardens and parking along with a useful store.

Sawyers Estate Agents are delighted to offer to the market this neatly presented, light and airy first floor apartment enjoying its own private balcony allowing you to sit out and enjoy the sunshine. The accommodation consists entrance hall, living room with door leading out to the balcony, fitted kitchen, double bedroom and bathroom. Benefits include double glazed windows and electric storage heaters. Outside you will find the communal gardens and parking along with a useful private lockable store. Ideal first time buy or investment purchase.

Amenities: - Within Paganhill and neighbouring Farmhill there are a few local amenities including a Tesco Express Shop, Primary School, Secondary School, College and Leisure Centre. 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. The railway station has a regular train service to London and Cheltenham. 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.

Communal Entrance

Secure entry. Stairs to upper floors

First Floor

Entrance

Door to side, secure entry phone handset, walk in storage cupboard with coat hooks. Airing cupboard housing the hot water tank. Electric storage heater and laminated floor.

Living/Dining Room 4.66m (15'3") x 3.11m (10'2")

Double glazed door to side leading out to the balcony, double glazed window to front, double glazed window to side, picture rail, electric storage heater, television point, telephone point and laminate floor.

Kitchen 3.07m (10'1") x 2.05m (6'9")

Double glazed window to rear, double glazed window to side, range of fitted wall and base units complemented with contrasting roll edged work surface over, stainless steel single drainer sink unit with tiled splash backs, space for cooker, space for fridge/freezer and space for washing machine.

Double Bedroom 3.69m (12'1") x 2.91m (9'7")

Double glazed window to front, fan light and electric storage heater.

Bathroom 1.81m (5'11") x 1.52m (5'0")

Double glazed window to rear. Suite consisting low level W/C, wash hand basin and bath with shower over. Part tiled walls.

Outside

Communal gardens and parking. Useful bin store.

Agents Note

Tenure: Leasehold.

Length of lease: 125 years remaining from 16th September 2012

Management Company: Stroud District Council

Service Charges: £25 approx per month

Ground Rent: £10 per year.

(These figures and dates are subject to change and should be checked by your legal advisor)

Selling Agent

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Local Authority

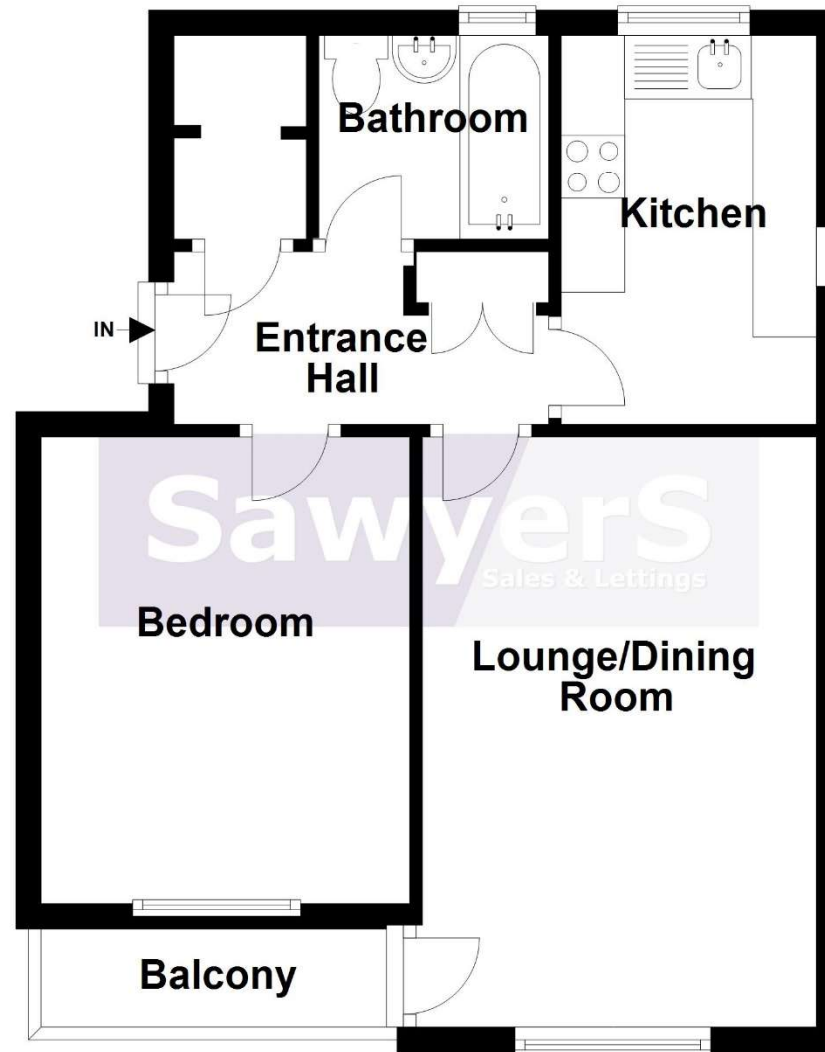
Stroud District Council - Band A

Directions

For SAT NAV use: GL5 4EA

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(84-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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