



SawyerS
Sales & Lettings

60 Dudbridge Meadow, Dudbridge, Stroud,
Gloucestershire, GL5 3NH
Price £392,500

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**A well proportioned, light and airy three bedroom link-detached home located within one of the more popular locations in Dudbridge.
Double glazing & Gas Central Heating. Enclosed garden, driveway parking and garage.**

Sawyers Estate Agents are delighted to bring to the market this neatly presented and well proportioned three bedroom link-detached home located within one of the more popular locations in Dudbridge. The accommodation in brief consists entrance hall, cloakroom, living room, stylish kitchen/dining room on the ground floor whilst upstairs on the first floor you will find the three bedrooms, and bathroom. Benefits include double glazing and gas central heating. Outside you will find the enclosed low maintenance garden being mainly laid to lawn with pleasant patio/seating area, driveway parking, hard standing and garage.

Amenities: Dudbridge Meadow is found just over a mile of the centre of Stroud and all amenities found there and yet is within a few minutes walk of Selsley Common and the open spaces there.

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 2.03m (6'8") x 0.95m (3'1")
Double glazed door to front.

Cloakroom 2.03m (6'8") x 0.78m (2'7")
Double glazed window to front, low level WC, wall mounted wash hand basin set within vanity unit, part tiled walls and radiator.

Living Room 4.93m (16'2") x 4.65m (15'3") Max
Double glazed window to front, coving, stairs to first floor, wood burner, radiator and television point.

Kitchen/Dining Room 4.93m (16'2") x 2.72m (8'11")
Double glazed door to rear, with double glazed side window, double glazed window to rear, stylish and modern range of fitted wall and base units complemented with contrasting work surfaces, stainless steel one and a quarter bowl sink unit with mixer tap, tiled splash backs, `Neff` gas hob with oven under and filter hood over, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer. Radiator.

First Floor

Landing
Timber double glazed casement window to side. Access to loft.

Bedroom One 4.44m (14'7") x 2.63m (8'8")
Double glazed window to front, fitted double wardrobes. Radiator.

Bedroom Two 3.04m (10'0") x 2.97m (9'9")
Double glazed window to rear. Radiator.

Bedroom Three 3.54m (11'7") Max x 2.24m (7'4")
Double glazed window to front, airing cupboard housing the combination boiler. Radiator.

Bathroom 1.87m (6'2") x 1.87m (6'2")
Double glazed window to rear. Suite consisting bath with shower over, low level WC and pedestal wash hand basin. Tiled walls. Radiator.

Outside

Front
Driveway providing access to the garage and off road parking, further gravelled hard standing for further vehicles.

Garage 5.25m (17'3") x 2.4m (7'10")
Up and over door to front, door to rear, power and light.

Rear
Generous enclosed garden being mainly laid to lawn with pleasant patio/seating area.

Material Information

Title Number: GR152107
Tenure: Freehold
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: C
Annual price £2,009 (2024/25)
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Mobile coverage: EE, Vodafone, Three, O2
Broadband Speed: Basic (13 Mbps) Superfast (80 Mbps)
Satellite/Fibre TV Availability: BT, Sky, Virgin.

Selling Agent

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Local Authority

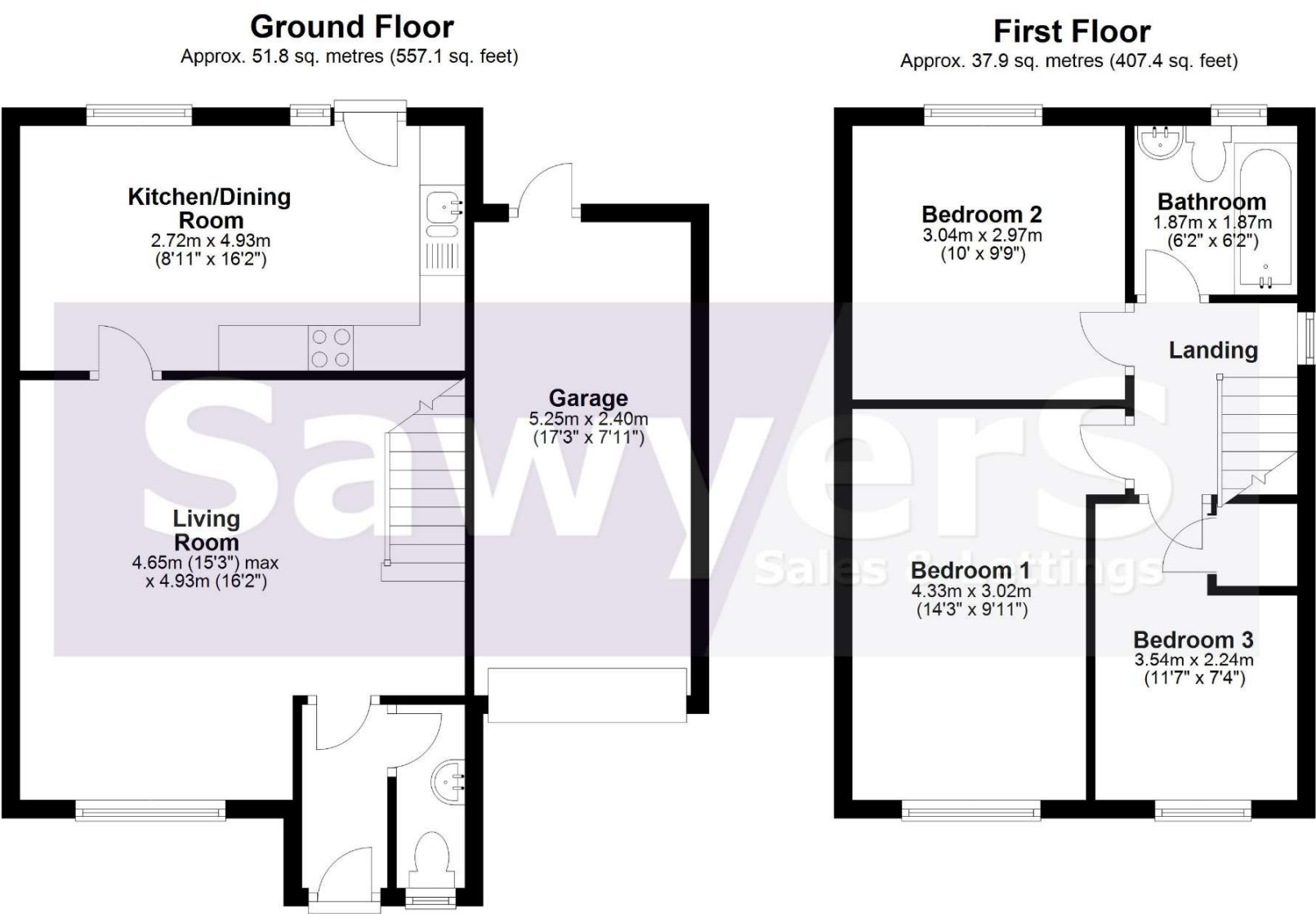
Stroud District Council - Band C

Directions

For SAT NAV use: GL5 3NH

Leave Stroud via the A46 Bath Road heading towards Nailsworth at the traffic lights (Golden Cross) turn right down Dudbridge Hill. At the next traffic lights take a sharp left into Dudbridge Road, after a short distance turn right into Dudbridge Meadow. The property will be found on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(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	



Plans are to be used as a guide only and are not to scale.
Plan produced using PlanUp.

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