



SawyerS
Sales & Lettings

**4 Golden Jubilee Way, Dudbridge, Stroud,
Gloucestershire, GL5 3HQ
Price £305,000**

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

A well resented three bedroom semi-detached home located within easy access to amenities and Selsley Common. Redecorate and re-carpeted throughout (2025). 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 well 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. The property has been redecorate and re-carpeted throughout (2025). 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.

Material Information

Title Number: GR256191

Tenure: Freehold

Conservation Area: Yes, Stroud Industrial Heritage

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: C

Annual price £2,009 (2024/25)

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Flood Risk: Medium

Mobile coverage: EE, Vodafone, Three, O2 (Good)

Broadband Speed: Basic (15 Mbps) Ultra fast (9000 Mbps)

Satellite/Fibre TV Availability: BT, Sky.

(This information can be subject to change and should be checked by your legal advisor)

Selling Agent

Sawyers Estate Agents

17 George Street

Stroud

Gloucestershire

GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

Local Authority

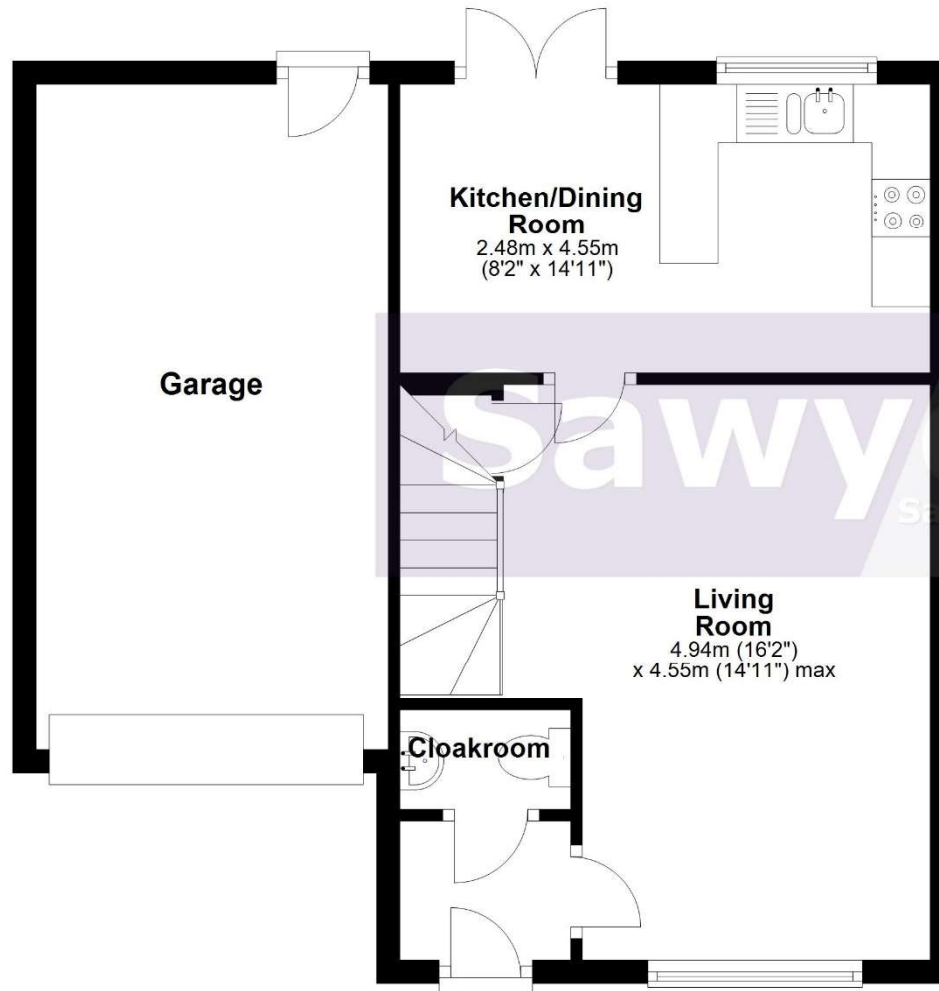
Stroud District Council - Band C

Directions

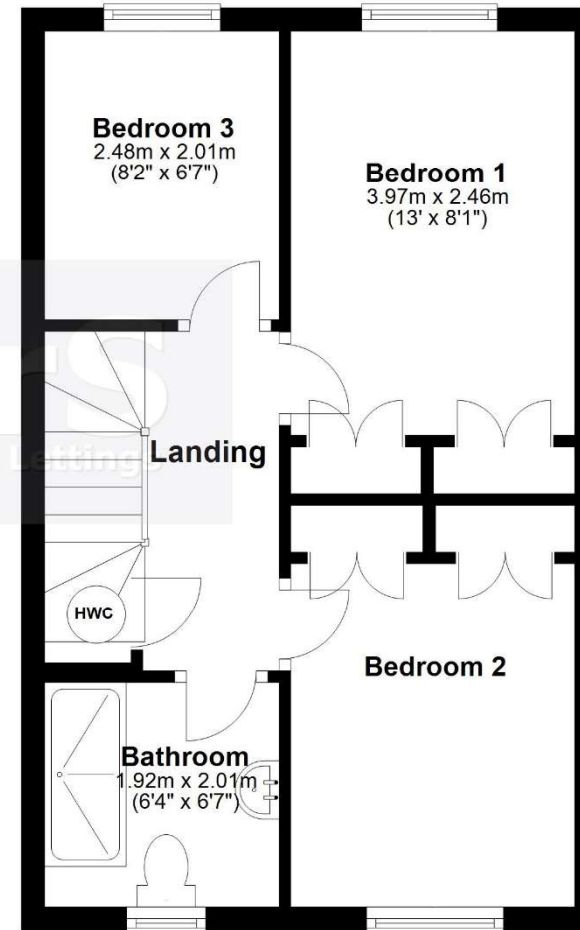
For SAT NAV use: GL5 3HQ

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.

Ground Floor



First Floor



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

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

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.

