



**Sawyers**  
Sales & Lettings

18 Mill Farm Drive, Paganhill,  
Stroud, Gloucestershire, GL5 4LA  
Price £299,950

# 18 Mill Farm Drive, Paganhill, Stroud, Gloucestershire, GL5 4LA

**A generous three bedroom semi-detached house, with two reception rooms, conservatory, kitchen, utility room and bathroom, located in a very popular suburb of Stroud. The property is in need of refurbishment giving potential purchasers the opportunity to put their own stamp on it. No Chain.**

**Sawyers Estate Agents** are delighted to bring to the market this well proportioned three bedroom semi-detached house, located in one of the more popular residential suburbs of Stroud. The property is in need of refurbishment giving potential purchasers the opportunity to put their own stamp on it. Benefits include double glazing and gas central heating. The accommodation briefly consists hallway, living room, separate dining room, conservatory (a new roof is required), kitchen and utility room on the ground floor whilst upstairs you will find the three bedrooms and a bathroom. Externally, there is driveway parking, garage, front garden and a southerly facing rear garden.

**Amenities:** - Within Farmhill and neighbouring Whiteshill & Paganhill there are local amenities including a shop, pub, popular walks, Callowell & Whiteshill primary schools, and Archway secondary school. 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, bistros and a Leisure centre. 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.

## Ground Floor

### Canopied Porch

#### Hall 5.36m (17'7") x 1.78m (5'10")

Double glazed front door, with an adjacent double glazed panel. Stairs to first floor with cupboard under. Radiator. Laminate flooring.

#### Living Room 4.26m (14'0") x 3.48m (11'5")

Double glazed window to front. Timber fire surround with gas fire. Wall light points, radiator and wood effect laminate flooring.

#### Dining Room 3.37m (11'1") x 2.98m (9'9")

Double glazed patio door to conservatory. Serving hatch to kitchen, radiator and wood effect laminate flooring.

#### Conservatory 3.34m (10'11") x 3.28m (10'9")

Tiled floor. Double glazed French doors to side. Double glazed windows to three sides. (Please note that the current roof leaks, and will therefore need replacing).

#### Kitchen 2.43m (8'0") x 2.29m (7'6")

Double glazed window to rear, with garden views. Matching wall and base units complemented with laminate work surface. Space for cooker. Single bowl and drainer sink unit with mixer tap. Larder cupboard. Radiator. Part tiled walls. Tiled floor. Multi pane door to utility room. Multi pane door to hall.

#### Utility Room 3.47m (11'5") x 2.59m (8'6")

Double glazed door to front and rear. Double glazed window. Laminate work top with cupboard under. Wall mounted Worcester boiler. Space for fridge/freezer, space for dishwasher. Tiled floor.

## First Floor

### Landing

Double glazed window to side. Access to loft space. Airing cupboard with hot water tank.

#### Bedroom One 3.03m (9'11") x 3.29m (10'10")

Double glazed window to rear, with open views over to Rodborough. Fitted wardrobes. Radiator.

#### Bedroom Two 4.26m (14'0") Max x 3.29m (10'10")

Double glazed window to front. Radiator

#### Bedroom Three 2.07m (6'9") x 2.27m (7'5")

Double glazed window to front. Radiator.

#### Bathroom 1.96m (6'5") x 1.67m (5'6")

Double glazed window to rear. Panel bath with shower over and a shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator.

## Outside

### Front

Walled front garden. Mainly laid to lawn with mature shrub borders. Driveway providing off road parking and access to the garage.

#### Garage 4.35m (14'3") x 2.42m (7'11")

Up and over door. Power and light.

## Rear Garden

Southerly facing garden, with a concrete patio and a footpath to an area of lawn, with plants and shrubs. Space for greenhouse.

## Selling Agent

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## Local Authority

Stroud District Council - Band C

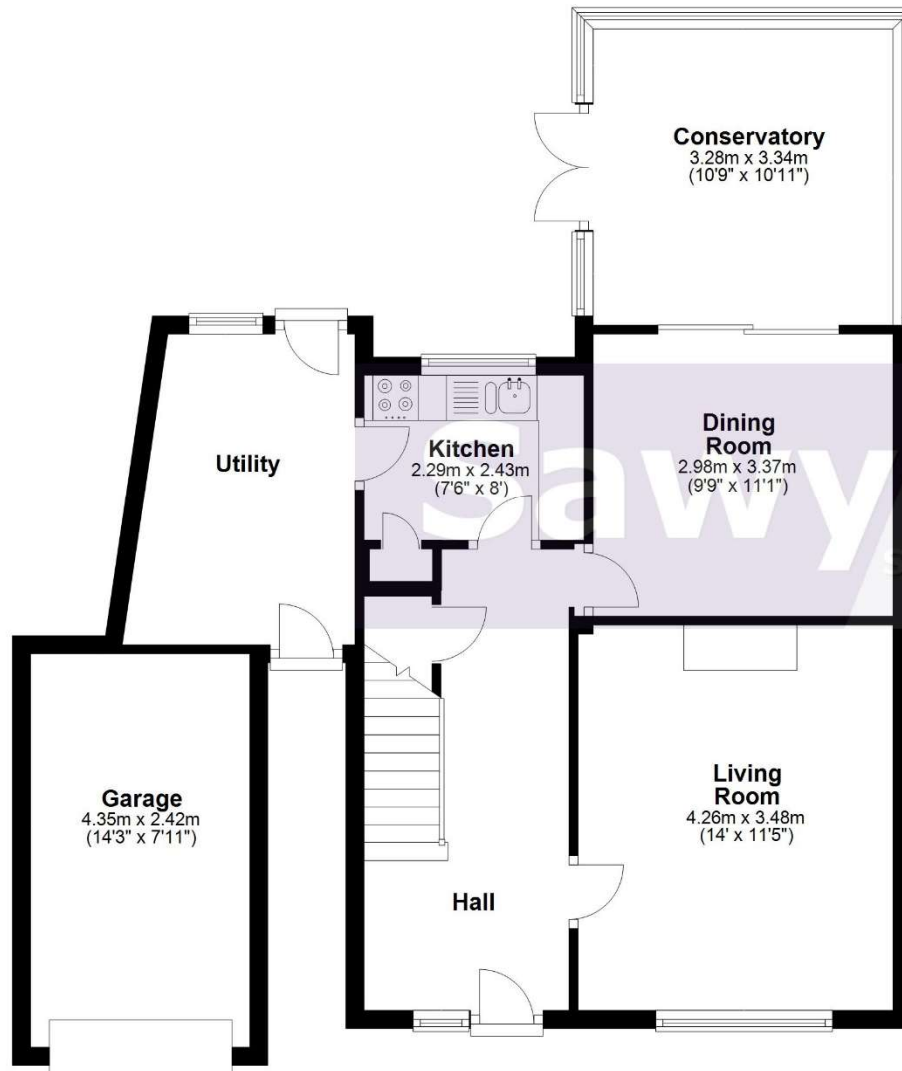
## Directions

For SAT NAV use: GL5 4LA

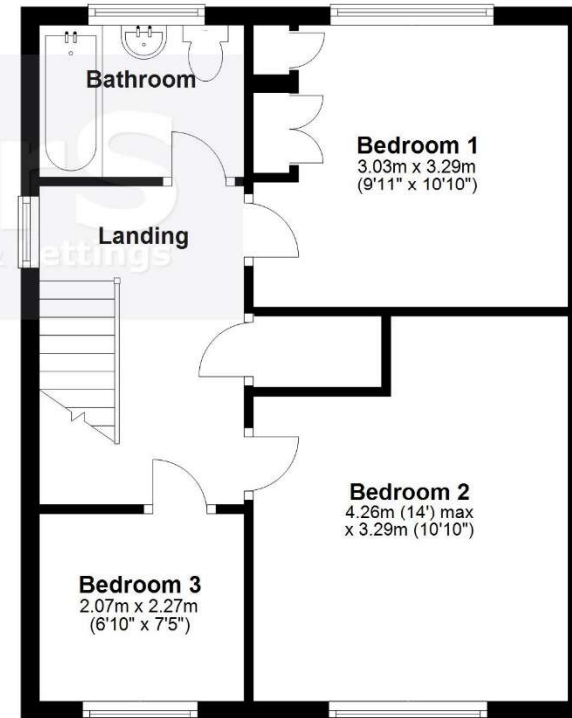
From Stroud town centre take the A419 along Cainscross Road, at the roundabout, take the third turning on your left up Paganhill Lane passing the fire station on your left. Before the next roundabout turn left, into Mill Farm Drive. The property will be located on your left hand side, clearly identified by our 'For Sale' board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(84-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

## Ground Floor



## First Floor



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.

