



SALES & LETTINGS



Bowbridge Wharf, , Stroud Gloucestershire GL5 2LD

£425,000

- Beautifully Presented 4 Bedroom Semi-Detached Home
- Less Than 1 Mile from Stroud Town Centre
- Contemporary Open-Plan Living/Kitchen/Dining Room
- Main Bathroom, Ensuite & Cloakroom
- Low Maintenance Garden
- Car Port with Electric Charging Point & Partially Converted Garage with Office Space
- Pretty Canalside Setting
- Fantastic Access to Stroud's Mainline Train Station

The Property

****BEAUTIFULLY RPRESENTED HOME, CLOSE TO STROUD TOWN CENTRE**** TG Sales and Lettings are pleased to bring to the market this well presented 4-bedroom semi-detached home. Enjoying a pretty canal side setting, this property is found in a coveted cul-de-sac within 1 mile of all the shops and services of Stroud town centre. The contemporary accommodation is arranged over three floors, with the ground floor boasting a garage that has been partially converted to provide a cosy, timber framed office.

Steps take you up to the front door where inside you will find a hallway, with stairs to the first floor living space, and a door to the integral garage and office.

On the first floor is a lovely open plan kitchen/dining living room with patio doors to the rear garden and windows to the front, which enjoy a green and leafy outlook to the Stroudwater canal. The kitchen has a range of wall and base units with wood effect worksurfaces and integral Neff double oven and induction hob, dishwasher, fridge/freezer and washing machine. There are zoned spaces for dining and living areas, with room for a family table, and plenty of space for sofas. A useful cloakroom can also be found on this floor.

From here, stairs lead to the second floor, where you will find three bedrooms and the main bathroom. To the top floor is an impressive master suite comprising a large double bedroom, walk-in wardrobe and ensuite shower room.

Outside, the rear garden is low maintenance, laid to paving and decking, with enough space for patio furniture and outdoor dining to entertain friends and family. There is a handy shared side access from the garden with steps leading down to the roadside. To the front of the property is a carport to park one car off road, leading to the garage, and an electric vehicle charging point. The garage has been partially converted and now boasts a timber clad office with power and lighting, whilst still retaining ample storage space. A rear door from the garage opens out to a further external storage area.



Situation

The vibrant town of Stroud has many local high street shops, bars and restaurants, along with a weekly and nationally acclaimed farmer's market, and is widely known for its bohemian arts scene. Stroud is situated in an area of outstanding beauty and within easy reach of surrounding villages and countryside. It boasts a mainline train station, with London Paddington only 90 minutes away, and has good access to the M5. There is a good selection of local primary, secondary and grammar schools including the popular Stroud High School for Girls, and Marling School.

Directions

SATNAV postcode GL5 2LD

Tenure Freehold

Local Authority Stroud District Council

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band D





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	84 B	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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