



**Westrip, Stroud GL6 6HA**

**£470,000**



## Westrip, Stroud GL6 6HA

• Detached bungalow • Three/four bedrooms • En-suite to master • Sought after village location • Panoramic views towards Selsley and Rodborough Common • Detached single garage with electric door • Chain free • Freehold • Council Tax Band E (£2,659.14) • EPC Rating E48

**£470,000**



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

**01453 827640**

**stonehouse@naylorpowell.com**

**www.naylorpowell.com**

### Hallway

Accessed via the front composite door with doors to living room, kitchen, bathroom, WC and three/four bedrooms. Radiator.

### Living Room

uPVC double glazed sliding doors to the front elevation and window to the side, brick built fireplace with electric fire, radiator.

### Kitchen

uPVC double glazed window to side, a range of wall and base units with worktop over, single sink with drainer, four ring gas hob. Radiator.

### Cloakroom

uPVC double glazed window to side elevation. Low level WC.

### Bedroom One

uPVC double glazed windows to rear and side elevations, radiator, door leading to en-suite shower room.

### En-suite Shower Room

Shower cubicle, low level WC and pedestal wash hand basin, heated towel rail.

### Bedroom Two

uPVC double glazed window to side elevation, built-in triple wardrobe, radiator.

### Bedroom Three

uPVC double glazed window to side elevation, radiator.

### Bedroom Four/Dining Room

uPVC double glazed window to side elevation, radiator.

### Bathroom

uPVC double glazed window to side, bath with shower over, pedestal wash hand basin and heated towel rail.

### Outside

The property is accessed via a driveway for two vehicles, which in turn leads to a single garage with an electric door. There is a shed situated to the rear of the garage that can be accessed from the rear garden and the path from the garage. The front garden is mainly laid to lawn with hedge borders and panoramic views towards Selsley and Rodborough Common. The rear garden enjoys the same views and is currently a large allotment area with a greenhouse. There is a large lean-to storage area that runs the length of the property which can be accessed via the kitchen and from the rear garden.

### Location

The property is situated in the area of Randwick with good access to both Stroud, Ebley and Stonehouse. There are Primary schools within neighbouring Cashes Green and in Randwick another primary school and a village pub. The main town centre of Stroud is approx. 2 miles away and can offer a comprehensive range of amenities including schools, leisure centre and a library. The area is well served by public transport. Stroud and Stonehouse have British Rail mainline stations and the M4 & M5 motorways are within easy commuting distance.

### Material Information

Tenure: Freehold.

Council tax band: E.

Local authority and rates: Stroud District Council - £2,659.14 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central.

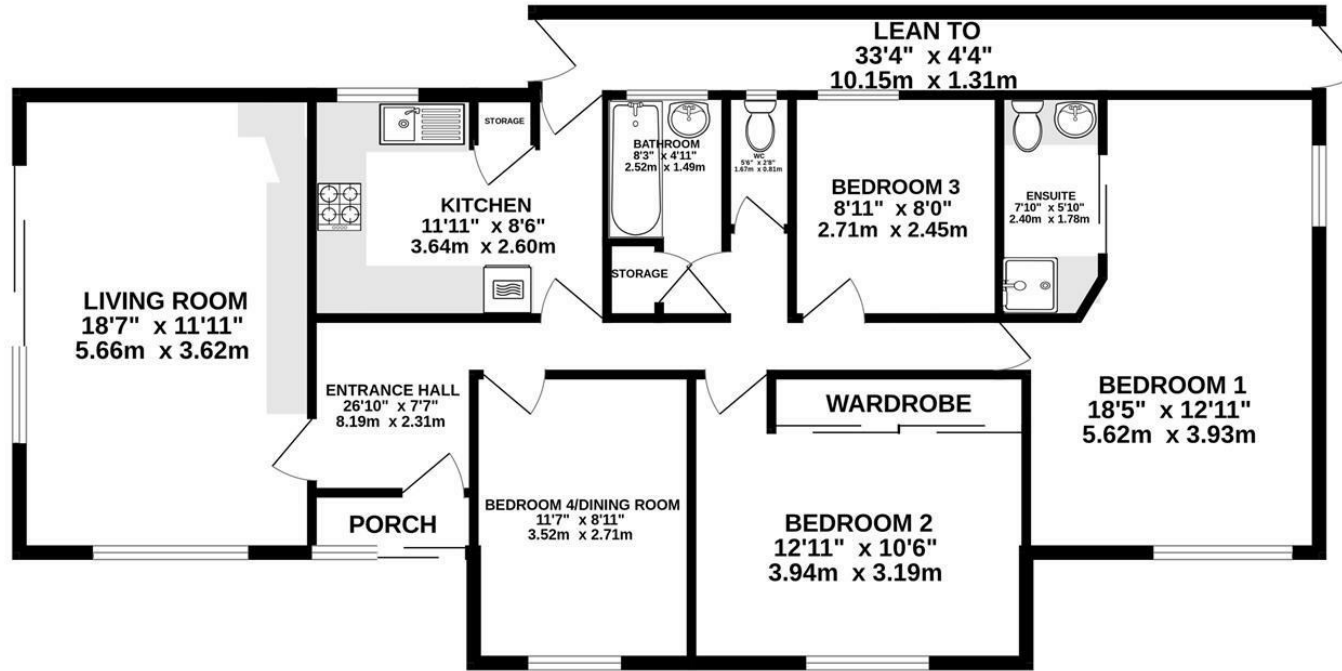
Broadband speed: 7 Mbps (basic) and 40 Mbps (superfast).

Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited)

and Vodafone (Limited)



**GROUND FLOOR**  
1187 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

