



**Erin Park, Stroud GL5 3TW**  
**£310,000**





## Erin Park, Stroud GL5 3TW

• End terrace house • Three bedrooms • Conservatory • Enclosed rear garden • Off-road parking for three vehicles • Short drive to Rodborough and Minchinhampton Common • Close to local amenities • Freehold • Council tax band B (£1,713.21) • EPC rating E49

**£310,000**

### Entrance Hall

uPVC door to entrance hall and uPVC double-glazed window to front elevation. Stairs rising to the first floor and access to living room. Radiator.

### Living Room

uPVC double-glazed Bay window to front elevation. Gas fireplace. Radiator.

### Kitchen

uPVC double-glazed window to rear elevation. Range of wall and base units with stainless steel sink and drainer. Space for freestanding cooker, fridge/freezer and washing machine.

### Conservatory

uPVC double-glazed windows surrounding and uPVC double-glazed French doors to garden. Radiator.

### Bathroom

Low-level WC, wash hand basin, bath with mains shower over and heated towel rail.

### Bedroom One

uPVC double-glazed Bay window to front elevation. Radiator.

### Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

### Outside

The front of the property has off-road parking for three vehicles and a lawned area. The rear garden is fully enclosed

and can be accessed via the gate. It is mostly laid to lawn with an additional patio and paved area and one storage shed.

### Location

The property is located approximately 1 mile from Stroud town centre where there are a wide range of amenities, including major supermarkets, a variety of independent shops, a cinema complex, a leisure centre, cafes, restaurants and an award-winning weekly Farmers' Market. The newly renovated Five Valleys Shopping Centre has a good range of market and food stalls. There are great transport links in Stroud including a main line railway station with intercity services connecting to London (Paddington), Gloucester, Bath and Cheltenham. Junction 13 of the M5 motorway is also within easy driving distance.

### Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,713.21 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 9 Mbps (basic), 80 Mbps (superfast) and 1000 Mbps (ultrafast).

Mobile phone coverage: EE (Limited), Three (Limited), O2 and Vodafone (Limited).



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

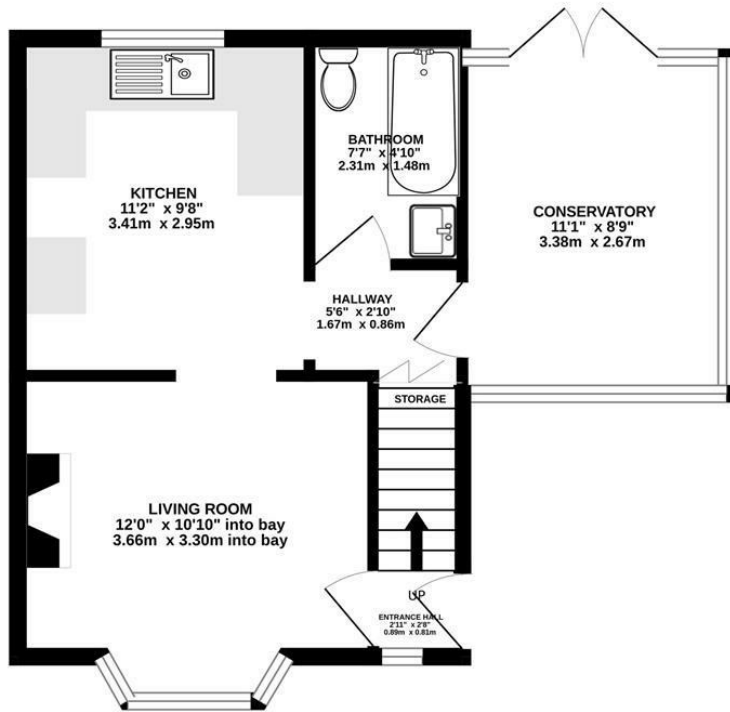
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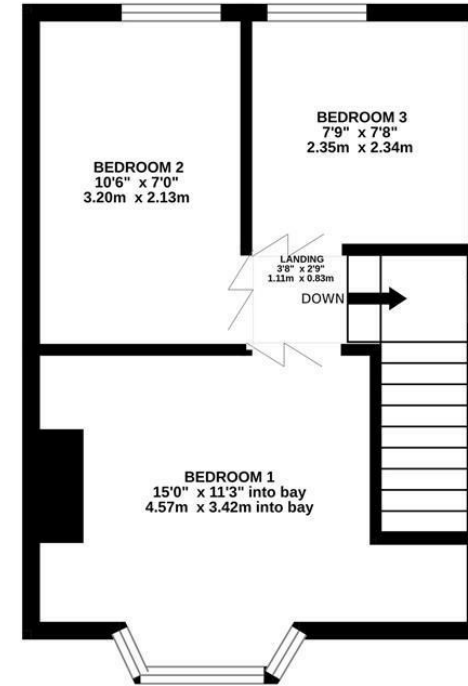
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GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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.  
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