



Arundel Drive, Rodborough GL5 3SH
£375,000



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• Semi-detached house • Three bedrooms • Light and airy accommodation throughout • Enclosed South facing and mature rear garden with an array of plants and fruit trees • Driveway parking for one vehicle • Garage with power and light with space for a vehicle • Sought after location in Rodborough with views • Freehold • Council tax band C (£2,066.73) • EPC rating E42

£375,000



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

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Porch

Aluminium sliding doors to porch. Wooden door to entrance hall with window either side.

Entrance Hall

Access to kitchen/breakfast room, living room/diner and stairs rising to the first floor. Radiator.

Living Room/Diner

Aluminium double-glazed window to side elevation and sliding doors to sunroom. Gas fire. Radiator.

Kitchen/Breakfast Room

Four Aluminium double-glazed windows to front and side elevation. Range of wall and base units to include sink with mixer tap and drainer. Space for freestanding appliances including fridge/freezer, oven and hob, washing machine and dishwasher. Under-stairs cupboard. Radiator.

Sun Room

Aluminium sliding doors to rear garden and windows surrounding.

Bedroom One

Aluminium double-glazed window to front elevation. Two built-in wardrobes with cupboards above and dressing table. Radiator.

Bedroom Two

Aluminium double-glazed window to rear elevation. Built-in wardrobe. Radiator.

Bedroom Three

Two aluminium double-glazed windows to side and front elevation. Over-stairs storage. Radiator.

Bathroom

Two aluminium double-glazed windows to side elevation. Low-level WC, wash hand basin and cast iron bath with shower over. Heated towel rail.

Outside

The front of the property boasts a lawned area with an array of plants and flowers. There is driveway parking for one vehicle and additional parking space in the garage, the garage benefits from power and light with an electric door. The rear garden is South facing and fully enclosed. The garden is mature with an abundance of different greenery, including many different fruit trees. There is a pond and storage shed with power, as well as side access.

Location

The property is located near to many local amenities that include the well-regarded Rodborough Community Primary School and Gastrells School and local supermarkets such as Aldi and Sainsbury's. A wider range of facilities are available in nearby Stroud to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure, and sports centre and a main line railway station with intercity services. There is also a nearby cycle path to both Nailsworth and Stroud as well as lovely local walks with easy access to Rodborough and Minchinhampton Common.

Material Information

Tenure: Freehold.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,066.73 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

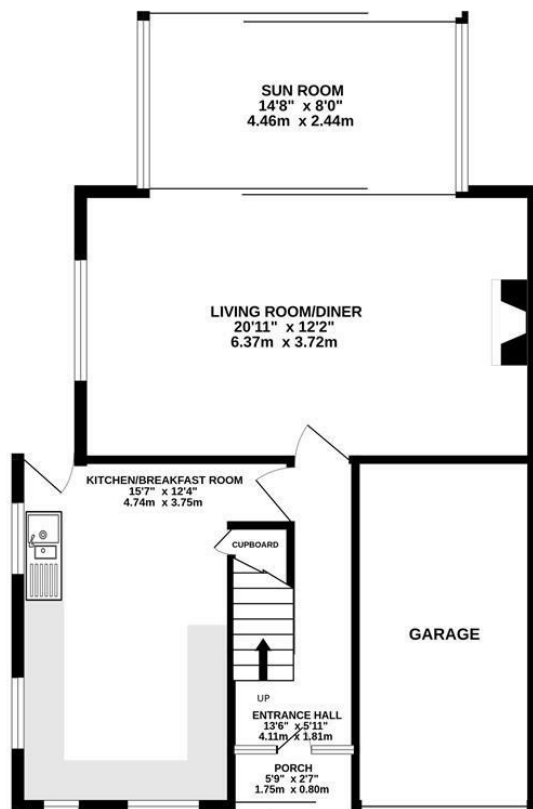
Heating: gas central heating.

Broadband speed: 11 Mbps (basic), 33 Mbps (superfast) and 10,000 Mbps (ultrafast).

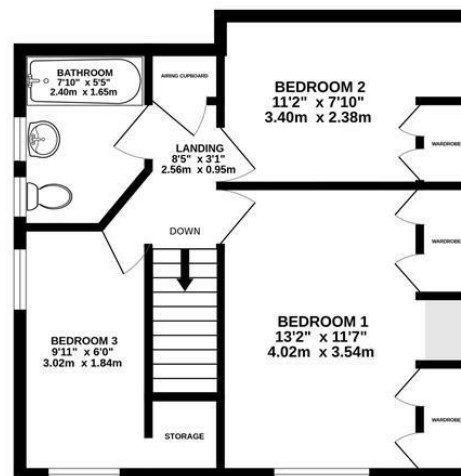
Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited) and Vodafone (Limited).



GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 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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