



Cotswold Road, Stroud GL5 4NH
Offers Over £280,000



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• Mid-terrace dormer bungalow • Two/three bedrooms • Versatile and tastefully decorated accommodation throughout • Open plan living space with fitted kitchen • Enclosed front and rear gardens • Communal car parking area along with ample on street parking • Close to local amenities • Freehold • Council tax band A (£1,602.83) • EPC rating TBC



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

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Entrance Hall

Composite door to entrance hall. Access to open plan living space and storage cupboard. Radiator.

Open Plan Living Space

uPVC double-glazed window to front elevation and uPVC double-glazed bi-folding doors to garden. Kitchen with range of wall and base units and island. There is a sink with mixer tap and drainer and the integrated appliances include a fridge, freezer, microwave, dishwasher, as well as a four ring electric hob and oven. Access to study/bedroom three, under-stairs storage cupboard and stairs rising to the first floor. Three radiators.

Study/Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

Rear Lobby

uPVC double-glazed door to rear garden. Access to open plan living space and utility room. Radiator.

Utility Room

uPVC double-glazed window to rear elevation. Range of wall and base units with stainless steel one and a half bowl sink with mixer tap and plumbing for washing machine. Low-level WC. Heated towel rail.

Bedroom One

uPVC double-glazed window to rear elevation. Radiator.

Bedroom Two

Two double-glazed Velux windows. Two eaves storage cupboards, one containing the boiler. Radiator.

Shower Room

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and walk in shower with waterfall head. Heated towel rail.

Outside

The property boasts both front and rear gardens, the front garden is enclosed and laid to lawn with an array of trees and shrubs. The rear garden is low-maintenance and laid to composite decking. There are steps to the rear path that lead to Park View Drive, where a communal parking area can be found.

Location

The property is located in Cashes Green, there are local amenities such as the Co-Operative supermarket, coffee bars, and hairdressers. Foxmoor Primary School is within walking distance. Other schools such as Cashes Green Primary School, Archway Secondary School, Marling Grammar for boys and Stroud High for Girls can be found nearby. A wider range of facilities is available in Stroud where you will find a variety of restaurants, an award winning twice weekly farmers market, leisure and sports centre and there is also a main line railway station with intercity services connecting to London (Paddington), Gloucester and Cheltenham. Junction 13 of the M5 motorway is also within easy driving distance.

Material Information

Tenure: Freehold.

Council tax band: A.

Local authority and rates: Stroud District Council - £1,602.83 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

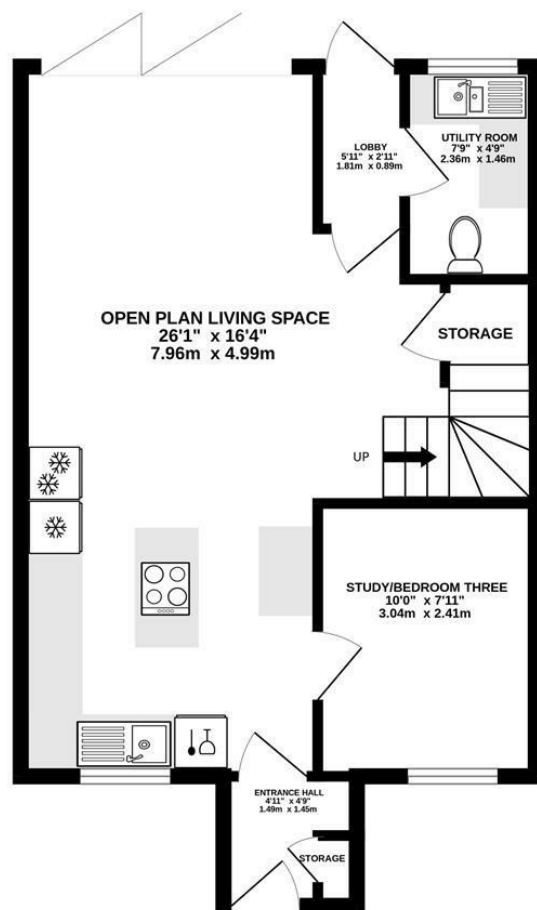
Heating: gas central heating.

Broadband speed: 10 Mbps (basic) and 80 Mbps (superfast).

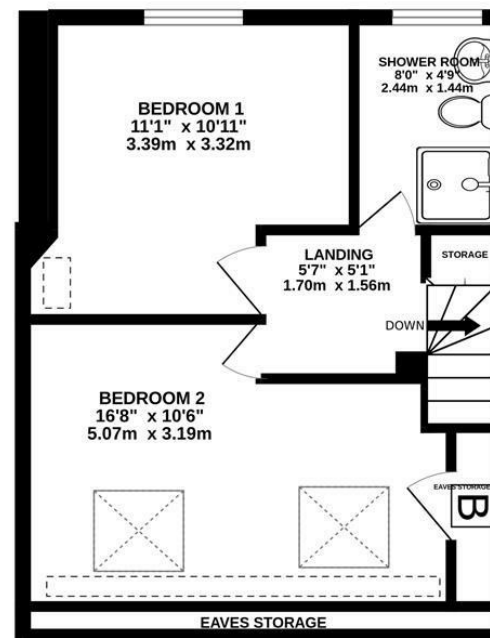
Mobile phone coverage: EE, Three, O2 (Limited) and Vodafone (Limited).



GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



