



**Paganhill Lane, Stroud GL5 4JT**  
**£265,000**

**NP** naylor powell

# Paganhill Lane, Stroud GL5 4JT

• Semi-detached cottage • Three well-proportioned bedrooms • Character features throughout including exposed brickwork and beams • Courtyard garden with decking and brick built fireplace and BBQ area • Driveway parking for two vehicles • Close to local amenities in the popular market town of Stroud • Chain free • Freehold • Council tax band B (£1,935.60) • EPC rating TBC

**£265,000**

## Porch

Wooden door to porch, aluminium framed double-glazed window to front elevation and wooden door to living room.

## Living Room

Aluminium framed double-glazed window to front elevation. Access to kitchen/diner and stairs rising to the first floor. Fireplace with wood burning stove and exposed brickwork. Two radiators.

## Kitchen/Diner

Aluminium framed double-glazed window to front elevation and uPVC double-glazed bi-fold doors to courtyard. Range of wall and base units with appliances to include ceramic one and a half bowl sink with mixer tap and drainer and Range style cooker with five ring gas hob. Space for fridge/freezer and washing machine. Radiator.

## Bedroom One

Aluminium framed double-glazed window to front elevation. Two radiators.

## Bedroom Two

Aluminium framed double-glazed window to front elevation. Feature fireplace. Radiator.

## Bedroom Three

Aluminium framed double-glazed window to front elevation. Radiator.

## Bathroom

Aluminium framed double-glazed window to side elevation. Low-level WC, wash hand basin and bath with shower over. Heated towel rail.

## Outside

The front of the property has a block paved driveway providing off road parking for two vehicles. To the side of the property, there is a courtyard garden, it is enclosed by close panel wooden fencing and consists of a paved patio area and decking space for seating. There is a brick built addition that is currently utilised as an outdoor fireplace and BBQ area, ideal for entertaining and enjoying alfresco dining with friends.

## Location

The property is located on the outskirts of Stroud with convenient access to canal walks, Sainsburys, Tescos and local primary and secondary schools. 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. Junction 13 of the M5 motorway is easily accessible providing access to Gloucester, Cheltenham and Bristol.

## Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,935.60 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 16 Mbps (basic), 70 Mbps (superfast) and 1,8000 (ultrafast).

Mobile phone coverage: EE, Three, O2 and Vodafone.



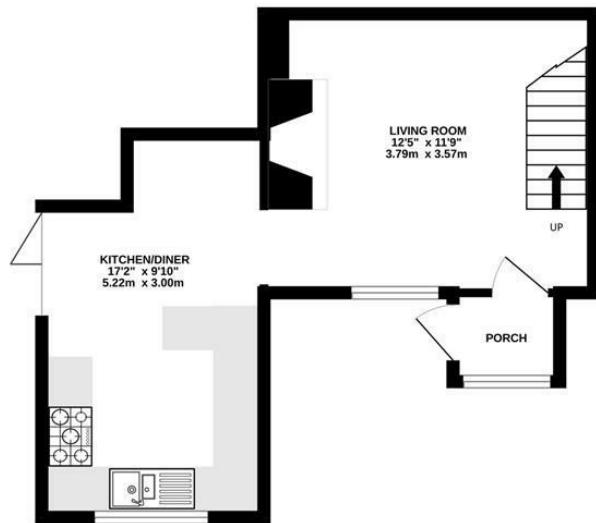
Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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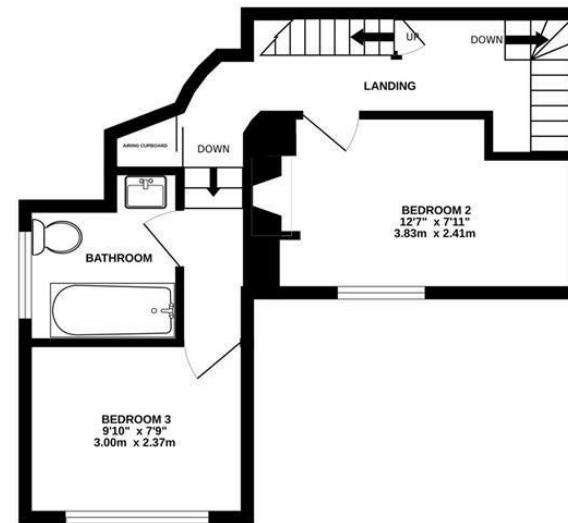
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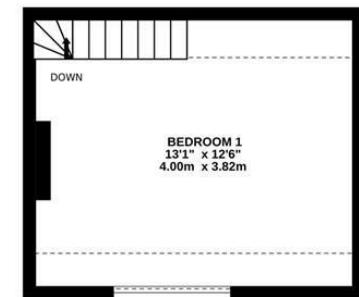
GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



2ND FLOOR  
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.0 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			
(0-14)	A		
(15-49)	B		
(50-80)	C		
(81-120)	D		
(121-160)	E		
(161-200)	F		
(201-240)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

