

2 MELDON TERRACE STROUD



WHITAKER
SEAGER



2 MELDON TERRACE, BEECHES GREEN, STROUD, , GL5 4AA

A MID-TERRACE, 4 BEDROOM PERIOD HOME, LOCATED ON THE OUTSKIRTS OF STROUD TOWN, CLOSE TO A BROAD VARIETY OF FACILITIES.

The property

Occupying a fantastic position close to the centre of Stroud town, lies this mid terrace period home. Deceptive from both the front and rear elevations, the property offers well proportioned family accommodation positioned across three floors, that would now benefit from some upgrading. Approached through a walled rear courtyard, the main entrance opens into a hallway, from here doors open to a kitchen/dining room and sitting room, stairs rise to the first floor. With a window overlooking the rear courtyard, the kitchen has been fitted with shaker style cabinets and a range cooker, it provides room for dining and a larder style, under stairs cupboard. The sitting room extends across the back of the property. The fireplace has been covered over, but

could be exposed if desired. Large sash style double glazed windows overlook the main garden, with a door providing access out to the garden. The first floor landing is surprisingly generous in size, from here doors lead to three bedrooms and a family bathroom. The largest of the bedrooms is particularly lovely owing to its size and view over the garden and to Stroud beyond. A further staircase rises to the top floor where a large attic bedroom and shower room are positioned. The first floor has recently be recarpeted. The property is warmed by gas fired boiler.





Guide price
£395,000

- Hall
- Kitchen/dining room
- Sitting room
- 4 bedrooms
- Bathroom
- Shower room
- Courtyard with outbuilding
- Garden
- On street parking
- Ofcom - Superfast broadband available 36 Mbps 8 Mbps. Indoor mobile phone coverage likely with 4 main providers

WITHIN EASY REACH...

Stroud centre - 0.5 miles on foot
Gloucester - 9.3 miles
Cirencester - 14 miles
Cheltenham - 14 miles
Bath - 30 miles
Bristol - 32 miles

Outside

The property is approached via an privately owned road, over which it enjoys pedestrian and vehicular access. Our vendors and their neighbours have historically parked on this road, although it does not form part of the title. An enclosed courtyard with an outbuilding/WC lies to the rear of the house. The main garden extends to the south-east elevation. Divided across a series of three terraces, a paved seating terrace immediately adjoins the property and provides a superb spot for outside dining. The second terrace is laid to lawn with the third terrace offering a series of raised vegetable beds. The garden enjoys elevated views. 2 Meldon Terrace also benefits from a pedestrian right of way over a pathway, extending to the side of terrace and running to the rear boundary of the garden. The title stipulates that the owner is expected to pay a proportionate part to the

Situation

The property is ideally positioned in Stroud, just a 0.5 mile walk to the train station. The town offers Waitrose, a weekly award-winning Farmers Market and range of independent shops, cafes and restaurants. The recently opened Five Valleys shopping centre is exciting offering a range of market and food stalls. Roads radiate to the larger urban centres, travel being aided by the presence of the M5 west of Stonehouse. London (Paddington) is accessible within 90 minutes with train services passing through Stroud Railway Station. The area enjoys a variety of state and private schools, as well as Stroud High and Marling Grammar schools and Stroud College. The property is ideally placed for access to the neighbouring Rosary Catholic Primary School rated 'Good' by Ofsted in March 2023. Historical water side walks can be enjoyed through the Golden Valley's partially renovated Industrial canal system.



Approximate Gross Internal Area = 134.7 sq m / 1450 sq ft
 Outbuilding = 4.3 sq m / 46 sq ft
 Total = 139.0 sq m / 1496 sq ft



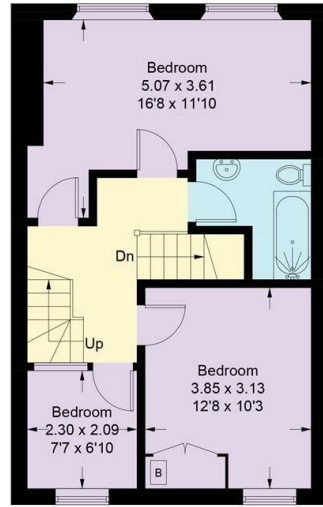
= Reduced headroom below 1.5m / 5'0"



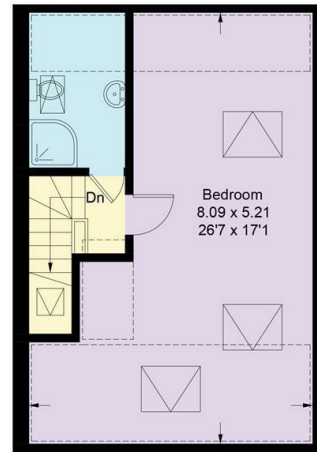
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1075993)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(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	



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Useful Information

Tenure: Freehold

Postcode: GL5 4AA

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: . Council Tax Band and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

