

8 MILLBROOK PLACE



WHITAKER
SEAGER



8 MILLBROOK PLACE, LANSDOWN, STROUD, GL5 1BA

A RARELY AVAILABLE SPACIOUS THREE
BEDROOM END OF TERRACE HOUSE, WITHIN
EASY REACH OF THE TOWN CENTRE WITH
PARKING FOR TWO.

The property

This end of terraced property offers an excellent opportunity for those seeking a three bedroom home within easy reach of Stroud town centre. With the added benefits of a rear garden and off road parking for two vehicles, it combines convenience with practicality. Now in need of some updating, it presents the perfect chance for buyers to create a home to suit their lifestyle.

On entering, you are welcomed into the entrance hall with stairs rising to the first floor and doors leading to a useful cloakroom, the kitchen, and the sitting room. The kitchen is fitted with a gas hob, a range of wall and base units, plumbing for a washing machine, and houses a Worcester gas central heating boiler. The sitting room enjoys a bright rear aspect with patio doors opening onto the garden and also benefits from a spacious built-in understairs cupboard.

Upstairs, the landing provides access to a generous airing cupboard along with three bedrooms, two overlooking the rear garden and one to the front. Completing the accommodation is the family bathroom, with it's frontal aspect, fitted with a panelled bath and part tiled walls.

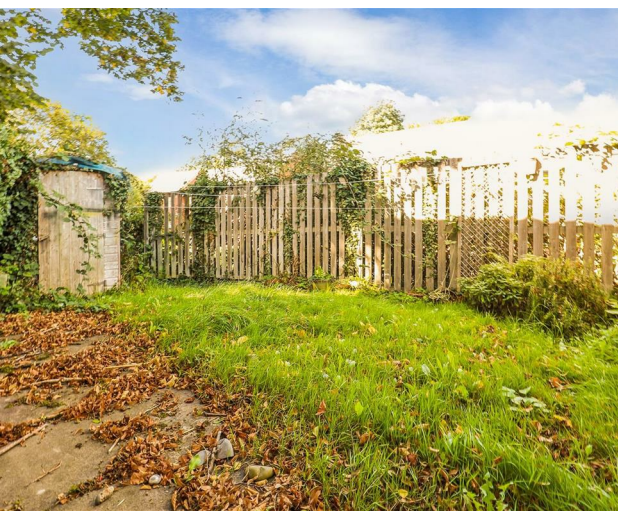
Well placed for schools, local amenities, and transport links, this home offers an excellent opportunity for families and buyers looking to put their own stamp on a property in a sought after location.

Additional Information & Agent's Note:

There are restrictive covenants dating back to 1999 including contributions of 1/3 to resurface a turning area if required. Tree Preservation Order. Further details are available on request.

Ofcom rates the available broadband speed as ultrafast, and mobile phone reception in the area is classed as good.





Guide price
£295,000

- *Entrance Hallway*
 - *Sitting/Dining Room*
 - *Kitchen*
 - *Downstairs Cloakroom*
 - *First Floor Landing*
 - *Three Bedrooms*
 - *Family Bathroom*
 - *Two Allocated Parking Spaces*
 - *Front and Rear Gardens*
 - *Chain Free*
-

WITHIN EASY REACH...
Stroud Town Centre - 0.3 miles
Stroud Railway Station - 0.4 miles
Gloucester - 11.2 miles
Cheltenham - 14.3 miles
Nailsworth - 4.7 miles

Outside

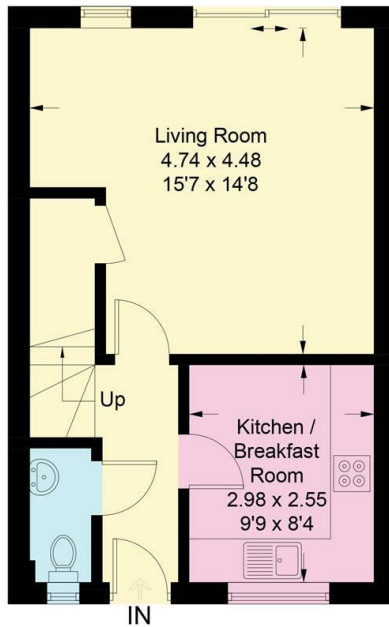
As you approach the property, you'll find a private car park to the side of the house, where two allocated spaces are clearly defined by gravel hardstanding. To the front, there is a small garden bordering the pavement, while a side garden with a mature tree leads to a gated entrance giving access to the rear. The rear garden is predominantly laid to lawn, complemented by a small patio area and a timber shed.

Situation

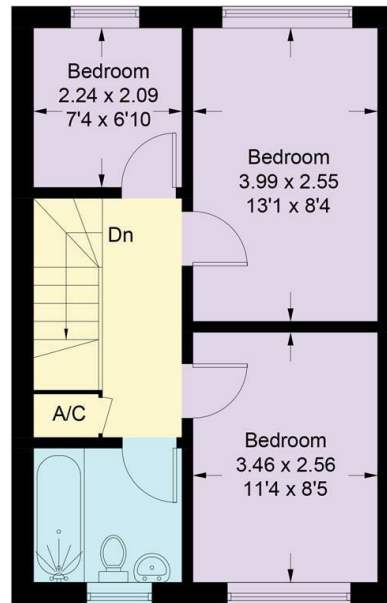
Situated in the heart of the Cotswolds, Stroud is a lively market town known for its creative community, independent shops, and scenic setting amid five beautiful valleys. The town centre is home to a variety of cafes, galleries, and the award-winning Stroud Farmers' Market, one of the best in the country. Stroud offers a great mix of leisure and lifestyle amenities. The town's cinema and popular leisure centre provide entertainment and fitness facilities for all ages, while the nearby canal paths offer picturesque walks, cycling routes, and peaceful spots to enjoy the outdoors. The Stroudwater and Thames & Severn canals are undergoing thoughtful restoration, adding to the area's character and charm. Families are well served by a range of highly regarded schools, both state and independent. Stroud station offers direct rail services to London Paddington, Gloucester, and Cheltenham, and the M5 motorway is easily accessible for travel further afield. Blending character, community and convenience, Stroud continues to attract residents looking for a welcoming and well-connected Cotswold town.



Approximate Gross Internal Area = 73.1 sq m / 787 sq ft

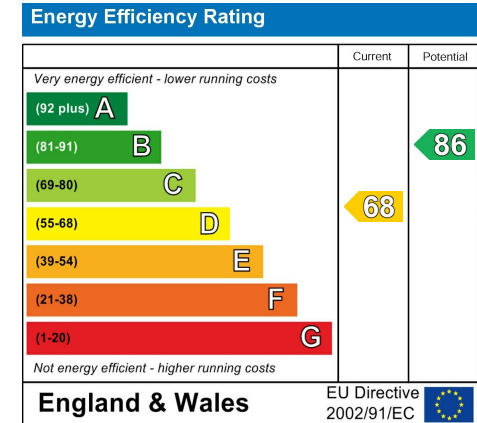


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243217)



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL5 1BA

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: Stroud. Council Tax Band B and EPC rating D

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.

