

2A
STROUD
GLOUCESTERSHIRE



2a Gannicox Road, Stroud, Gloucestershire, GL5 4EZ

OCCUPYING A TUCKED AWAY LOCATION OPPOSITE SCHOOL PLAYING FIELDS, THIS LIGHT AND AIRY DETACHED HOME OFFERS AN IDEAL LOCATION FOR ACCESS TO STROUD TOWN CENTRE AND A RANGE OF SCHOOLS.

Entrance Porch, Hallway, Sitting Room , Dining Room, Kitchen, Cloakroom, 3 Bedrooms, Full Bathroom Suite, Cellar, Garage, Gated Off Street Parking, Garage, Front and Rear Gardens, Views, NO ONWARD CHAIN.

GUIDE PRICE £475,000

DESCRIPTION

Occupying a tucked away location opposite school playing fields, this spacious detached house offers light and airy space with the potential for further improvements. The location allows for easy access to Stroud town centre and amenities and offers gated off street parking for several cars and a detached single garage. Internally the property offers welcoming space with lovely views to the rear. As illustrated on the floor plan, the ground floor accommodation comprises; entrance porch, kitchen with space for a small breakfast table and access out to the driveway, sitting room with archway to dining room (formerly two rooms), cloakroom and access to the cellar. On the first floor there are three good size bedrooms together with a spacious family bathroom with both a bath and shower cubicle. Gardens are located both to the front and the rear of the house.

DIRECTIONS

From Stroud take the A419 Cainscross Road towards Stonehouse and take the first right turn into Gannicox Road, Just as the road bends to the right, take the track on the left hand side where you will find number 2a.

LOCATION

The busy Cotswold town of Stroud provides excellent shopping facilities, a high standard of education with a good variety of state, grammar and private schools

in the immediate vicinity, as well as a wide range of recreational facilities with a leisure centre, cinema, bowling and many golf courses in the area. There is a weekly award winning Farmers' Market every Saturday and lots of lovely countryside walks nearby.

Communications are also very good with a mainline railway station in Stroud bringing London within 90 minutes travelling time and the centres of Gloucester, Cheltenham, Bath, Bristol and Swindon are all easily accessible as are the M4 and M5 motorways.

TENURE	Freehold
EPC	EER: Current 49 / Potential 73
SERVICES	All mains services are believed to be connected to the the property. Gas central heating. Stroud District Council Band E
VIEWING	By prior appointment with MURRAY'S ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

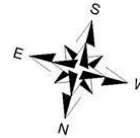
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2A Gannicox Road, Stroud, Gloucestershire

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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



House	Approximate IPMS2 Floor Area
Cellar	107 sq metres / 1152 sq feet
Garage	21 sq metres / 226 sq feet
Store	11 sq metres / 118 sq feet
Store	5 sq metres / 54 sq feet

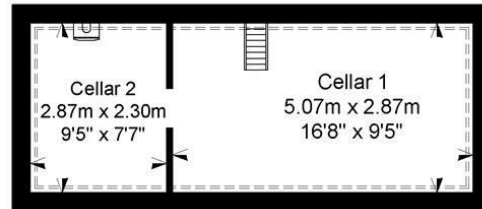
Total	144 sq metres / 1550 sq feet
(Includes Cellar Limited Use Area)	21 sq metres / 226 sq feet



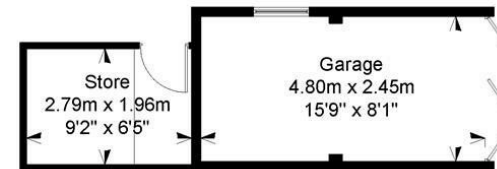
Ground Floor



First Floor



Cellar



Outbuildings
Not Shown In Actual Location Or Orientation



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