

2A GANNICOX ROAD

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 £460,000

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 MURRAYS 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

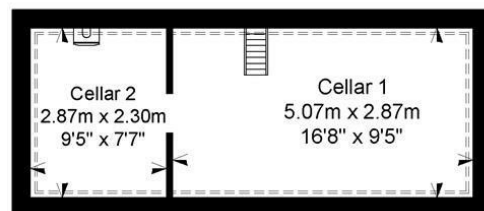
IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller; 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with; 3] that any measurements, areas, distances and/or quantities are correct; 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



Simply Plans Ltd © 2023
 07890 327 241
 Job No SP3232
 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



Ground Floor



Cellar

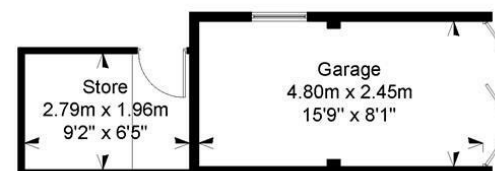
2A Gannicox Road, Stroud, Gloucestershire

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
	5 sq metres / 54 sq feet

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



First Floor



Outbuildings
 Not Shown In Actual Location Or Orientation



3 King Street, Stroud, GL5 3BS
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
 Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
 Internet: www.murraysestateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
 Internet: www.murraysestateagents.co.uk



Mayfair Office: 41-43 Maddox Street, London W1S 2PD
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
 Internet: www.mayfairoffice.co.uk