

23 STRATFORD ROAD

STROUD



23 Stratford Road, Stroud, GL5 4AJ

AN ATTRACTIVE SEMI-DETACHED THREE BEDROOM HOUSE CLOSE TO TOWN AND LEISURE CENTRE WITH SWEEPING, SOUTH FACING VIEWS AND POTENTIAL TO EXTEND / IMPROVE.

Entrance Hall, Living Room, Dining Room, Kitchen,WC, 3 Bedrooms, Family Bathroom, South Facing Garden, Views. NO ONWARD CHAIN.

GUIDE PRICE £330,000

Description

This attractive semi-detached home offers an ideal location for access to the town centre, super markets, leisure centre and a range of secondary schools. With sweeping south facing views, the property benefits from light and airy spacious accommodation with pretty, ornate fireplaces and potential to extend/improve due to lapsed planning permission for a rear extension and loft conversion. As illustrated on the floor plan, the accommodation comprises; entrance hall, leading to the dining room, sitting room with double doors to the rear garden, kitchen, fitted with a range of storage units and a side door leading to the rear garden and a separate cloakroom.

On the first floor there are three bedrooms (two double) together with the family bathroom.

Gardens are located to the front and rear of 23 Stratford Road, with the rear benefiting from a good side patio (ideal for alfresco dining). Mostly laid to lawn, the gardens offer a colourful array of established flower beds and useful greenhouse.

DIRECTIONS

From Stroud, take the road through Beeches Green to the roundabout, at which take the first exit onto Stratford Road, take the second exit at the first roundabout and follow the road to Stratford Park Leisure Centre, at which take the first exit and the property can be found on the left hand side.

LOCATION

Stratford Road is located under a mile from the bustling market town of Stroud with a range of facilities nearby including a popular Leisure Centre with both indoor and outdoor pools, Tesco supermarket, Stroud College and a variety of secondary schools including Marling and Stroud

High. Buses run within the area linking the towns of Gloucester, Cheltenham and Stroud. The town of Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Once described as "The Covent Garden of the Cotswolds", it is a market town with a Bohemian feel and many specialist shops, cafes, galleries, markets, cinema, bookstores, a vibrant weekly Farmers' Market and a selection of supermarkets.

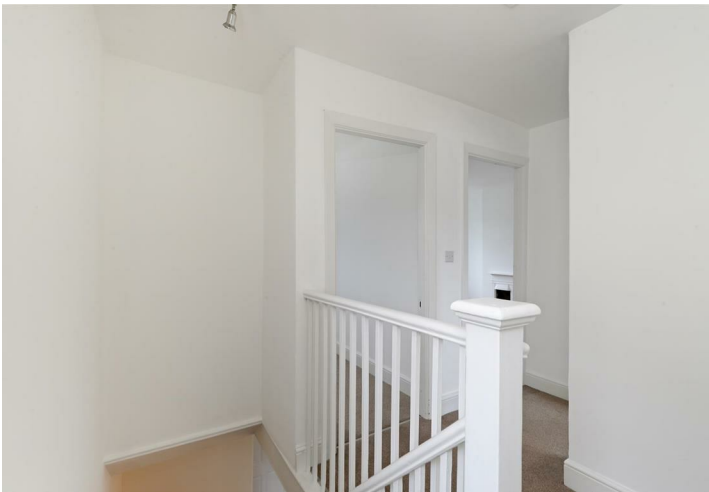
The nearest motorway junction is 13 on the M5 providing access to Bristol and Cheltenham. Stroud mainline station provides a regular service to London (Paddington) in approximately 90 minutes.

TENURE	Freehold
EPC	EER: Current 70 / Potential 84
SERVICES	All mains services are believed to be connected to the property. Gas central heating. Stroud District Council, Band C
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

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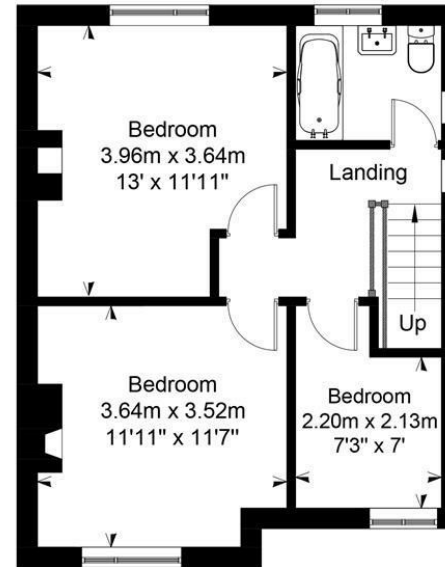


23 Stratford Road, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House 86 sq metres / 925 sq feet



Ground Floor



First Floor

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07890 327 241 Job No SP3286

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



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