

4 CHURCH SQUARE

STROUD
GLOUCESTERSHIRE



4 Church Square, Church Street, Stroud, Gloucestershire, GL5 1JJ

A RECENTLY CONSTRUCTED TOWN HOUSE OCCUPYING A SELECT DEVELOPMENT OF SIMILAR HOUSES JUST MOMENTS FROM THE CENTRE OF STROUD WITH PRIVATE GATED PARKING.

Entrance Porch, Kitchen/Dining Room, Sitting Room, 4 Bedrooms, 3 Bathrooms, Cloakroom, Utility Room, Garage, Terrace, Parking, Solar Panels. NO ONWARD CHAIN.

GUIDE PRICE £525,000

DESCRIPTION

Church Place is a select development of newly constructed town houses just a stone's throw from the thriving and cultural town of Stroud with private gated parking and the feel of its own small community. The current owners have further advanced number four with the addition of solar panels and air conditioning.

Access is available both at parking and pedestrian level. As illustrated on the floor plan the parking and garage are on the lower ground floor together with a separate utility room with space for washing machine/tumble dryer and useful storage area. The pedestrian access is via a useful boot room leading to the kitchen/dining room. This particular room offers an array of storage with built in fridge/freezer, dishwasher, induction hob, double oven and fabulous pantry. Directly opposite the kitchen the light and airy sitting room has bi-folding doors opening to a terrace with lovely views. A cloakroom is also located at this level. On the first floor there are two double bedrooms both with built in wardrobes and the family bathroom. The master bedroom benefits from an en-suite shower room. Two further bedrooms are located on the second floor serviced by a separate shower room. Parking for one car is located in front of the garage.

DIRECTIONS

By foot, the property can be found by leaving our Stroud office along the pedestrian walkway, in the direction of Costa Coffee. Continue behind the coffee shop passing the car park on your right hand side. As you start to walk along Church Street, the property can be found on the left hand side. Alternatively if you are driving, upon first visit, please park in the pay and display car park on Church Street and walk down to the front of the property.

LOCATION

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Once described as "The Covent Garden of the Cotswolds", Stroud is a thriving market town with a Bohemian feel and many specialist shops, cafes, galleries, markets, a cinema, bookstores, a vibrant farmers' market and a selection of supermarkets, the nearest being Waitrose.

Stroud boasts a great variety of independent, state and grammar schools. The nearest motorway junction is 13 on the M5 providing access to Bristol and Cheltenham and beyond. Stroud mainline station offers a regular service to London (Paddington), circa 90 minutes. Motorway M5 J13 Stroud - 5 miles, Motorway M4 J15 Swindon - 31 miles, Stroud Railway Station - 0.25 mile, Cirencester, 13 miles, Cheltenham - 14 miles, Bristol Temple Meads - 32 miles. Distances are approximate.

TENURE Freehold

EPC EER: Current 86 / Potential 93

SERVICES All mains services are believed to be connected to the property. Gas central heating. Solar Panels, Air conditioning. Stroud District Council. Band D

VIEWING By prior appointment with **MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property**

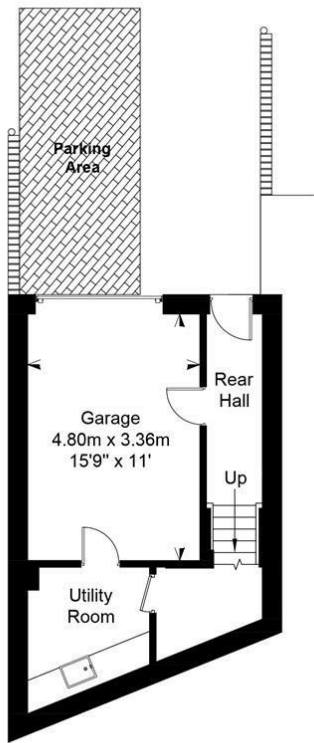
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SUBJECT TO CONTRACT

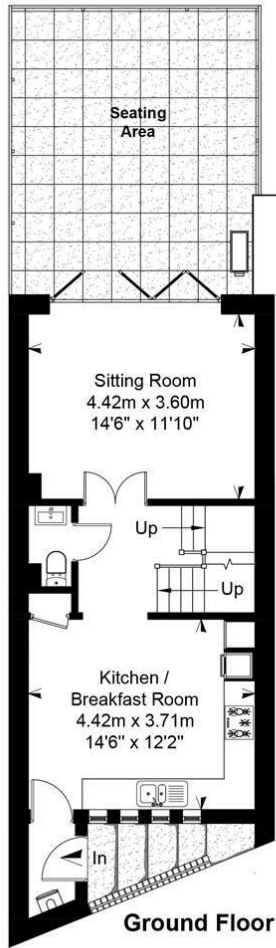
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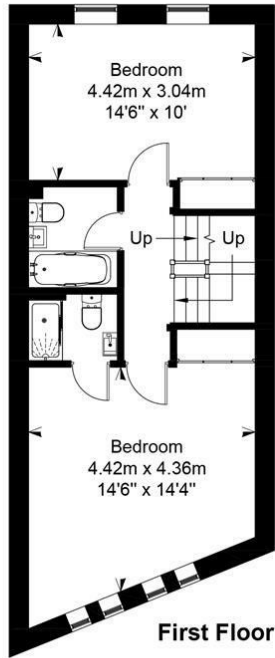
4 Church Square, Church Street, Stroud, Gloucestershire



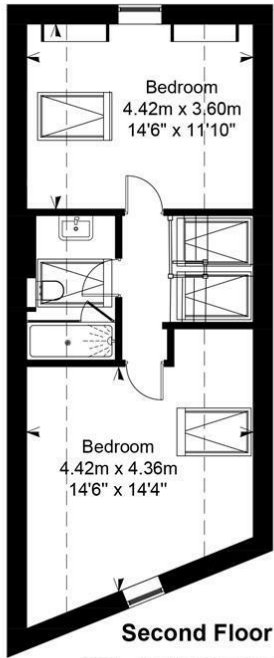
Lower Ground Floor



Ground Floor



First Floor



Second Floor

= Limited Use Area

House	Approximate IPMS2 Floor Area
Garage / Utility	149 sq metres / 1603 sq feet
	22 sq metres / 237 sq feet
Total	171 sq metres / 1840 sq feet
(Includes Limited Use Area)	16 sq metres / 172 sq feet

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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



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