

29 LOWER STREET  
STROUD  
GLOUCESTERSHIRE



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## 29 Lower Street, Stroud, Gloucestershire, GL5 2HS

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**RENOVATION PROJECT - LOCATED IN THE POPULAR LOCATION OF OLD STROUD, THIS FABULOUS HOME IS FULL OF CHARACTER AND OFFERS AN OPPORTUNITY TO IMPROVE.**

**Kitchen, Sitting Room, Downstairs Shower Room, 4 Bedrooms, Bathroom, Garden, Studio, nearby Garage.  
NO ONWARD CHAIN**

**GUIDE PRICE £350,000**

### DESCRIPTION

29 Lower Street is a charming and characterful cottage located in the sought after area of Old Stroud, forming part of the protected 'Conservation Area'. Now in need of updating, this much loved home still retains many of its original features which you would expect from a property of its age. With accommodation set over three floors, the opportunities for flexible living are endless. On the ground floor there is a spacious entrance hall, opening up into the living room with its stunning original beamed ceiling and wood burning stove, a kitchen, utility area, along with a downstairs bathroom with walk in shower. A spiral staircase leads to a light landing on the first floor where there are two good sized bedrooms and a spacious bathroom. The circling stairs then again reach up to a landing on the second floor leading to a single bedroom to the front elevation and the main bedroom with views to Rodborough common to the rear. There is an enclosed south facing garden to the rear of the property with access via the French doors from the living room, along with a large studio space to the end of the garden which has power and water. This property further benefits from a separate en-bloc garage close by to the property.

### DIRECTIONS

The property is most easily found on foot for an initial inspection. Follow the hill out of Stroud towards the police station. At the first mini roundabout, turn right on to Nelson Street and climb the hill, taking the right hand branch at the top into Castle Street which becomes Lower Street. The property can be found near to the top on the right hand side. Via car: leave Stroud on the London Road and turn left into Field Road, where the entrance to Lower Street can be found opposite the hospital on the left.

### LOCATION

Lower Street is located in 'Old Stroud', where the properties comprise a fascinating mixture of medieval cottages juxtaposed with homes from the Georgian and Victorian eras, all flanking a narrow one way street, which sees minimal passing traffic, despite being within a few minutes from the centre of the town. In some ways this striking contrast replicates the nature of Stroud itself. As a centre for the cloth trade which made the Cotswolds so prosperous in the 18th century, Stroud has always had its own

identity which continues to this day. It is now a regional centre for the arts, film, drama and music as well as textile design - continuing its rich heritage of creativity. Stroud is strategically located with excellent road and rail links in the vicinity.

On the main line from the Cotswolds up to London (Paddington) scheduled from 95 minutes, it is also little more than 15 minutes from Junction 13 of the M5 and within about 2 hours of London by road. The town has three major supermarkets (Waitrose, Sainsbury's and Tesco) as well as an award winning Farmers' Market every Saturday. It is surrounded by lovely countryside offering superb walks and there is an excellent choice of places to eat out locally while Stroud also retains a good selection of independent shops and has both boys and girls grammar schools.

Motorway M5 J13 Stroud - 5 miles, Motorway M4 J15 Swindon - 31 miles, Stroud Railway Station 0.5 mile, Cirencester (central) - 13 miles, Cheltenham (central) - 14 miles, Bristol Airport - 40 miles, Bristol Temple Meads - 32 miles. Distances are approximate.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current 48 / Potential 84</b>
<b>SERVICES</b>	<b>All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band C</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property</b>

*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*

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## 29 Lower Street, Stroud, Gloucestershire

### Approximate IPMS2 Floor Area

House 94 sq metres / 1011 sq feet  
 Studio 10 sq metres / 108 sq feet  
 Garage 12 sq metres / 129 sq feet

Total 116 sq metres / 1248 sq feet  
 (Includes Limited Use Area 6 sq metres / 64 sq feet)

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 07890 327 241  
 Job No SP3141

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

 = Limited Use Area



Outbuildings  
 Not Shown In Actual Location Or Orientation



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