

SLADE BANK

STROUD
GLOUCESTERSHIRE



Slade Bank, 172 Slad Road, Stroud, Gloucestershire, GL5 1RJ

OCCUPYING AN AREA OF OUTSTANDING NATURAL BEAUTY ON THE OUTSKIRTS OF STROUD TOWN CENTRE, THIS LIGHT AND AIRY BUNGALOW IS SITUATED IN A PRIVATE LOCATION WITH COUNTRYSIDE VIEWS.

Entrance Hall, Sitting Room/Dining Room, Kitchen, Storage Cupboard, Utility/Boiler Cupboard, 3 Bedrooms, Bathroom, Shower Room with Cloakroom, Gardens, Parking and Views, No onward chain.

GUIDE PRICE £500,000

DESCRIPTION

Occupying an area of outstanding natural beauty on the outskirts of Stroud town centre, Slade Bank offers an excellent opportunity to acquire a spacious bungalow with lovely countryside views. The property offers versatile, light and spacious accommodation with off street parking for two cars. As illustrated on the floorplan, the hallway feeds into numerous rooms including 3 bedrooms, sitting room/dining room with feature fireplace housing an electric fire and , kitchen offering a range of built in units and space for a slimline dishwasher, utility cupboard, shower room, cloakroom and separate bathroom.

The property is approached via a shared access leading to parking for two cars. Lovely gently sloping gardens wrap around three sides of the property planted with a range of mature shrubs and a patio area, ideal for alfresco dining.

LOCATION

Slade Bank is located on the edge of Stroud in the direction of the lovely Slad Valley yet within easy reach of the town centre either on foot or by bus. Stroud itself 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 award winning farmers' market and a selection of supermarkets.

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.

DIRECTIONS

From Stroud take the B4070 in the direction of Slad. After approximately 3/4 mile, Slade Bank, number 172 Slad Road, can be found on the right hand side.

AGENTS NOTE

We have been informed by the current owners that the property does not yet have its own official Land Registry Title Deed.

TENURE

Freehold

EPC

EER: Current 66 / Potential 100

SERVICES

Mains electricity, gas and water, septic tank drainage. Stroud District Council Band: E £2891.19
Broadband: Standard 7 Mbps download, 0.8 Mbps upload, Superfast 50 Mbps download, 9 Mbps upload. Mobile: Three, Vodafone and O2

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

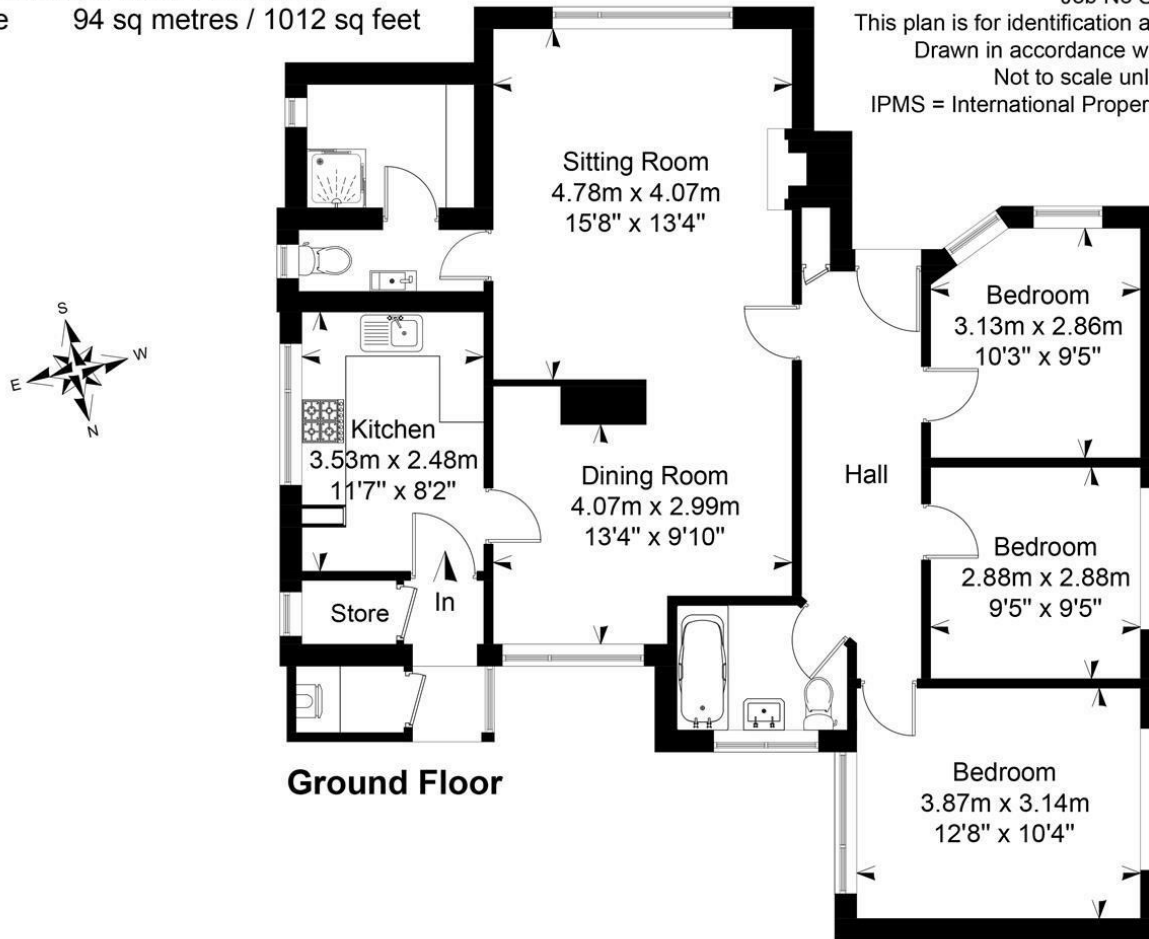


Slade Bank, 172 Slad Road, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House 94 sq metres / 1012 sq feet

Simply Plans Ltd © 2024
07890 327 241
Job No SP3499

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



4 London Road, Stroud, GL5 2AG
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: Cashel House, 15 Thayer Street, London, W1U 3JT
Tel: 0870 112 7099

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