

# 77 BELLE VUE ROAD

STROUD





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## 77 Belle Vue Road, Stroud, Gloucestershire, GL5 1PY

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### A 3 BEDROOM SEMI DETACHED HOUSE WITH TERRACED GARDEN, GARAGE, PARKING AND FABULOUS VIEWS WITHIN EASY WALKING DISTANCE TO THE CENTRE OF STROUD

Sitting/Dining Room, Kitchen, Cloakroom, Ground Floor Bedroom/study, 2 First Floor Bedrooms, Shower Room, walk in attic room, Terraced gardens, single garage, off street parking.

**OFFERS OVER £323,000**

#### DESCRIPTION

Situated within walking distance of the town centre on a no-through road, this light and airy semi-detached house offers flexible space with lovely views. The split-level accommodation has been well thought out with a fabulous picture window in the sitting room. Entrance is at ground level with the third bedroom/study located upon this level. A few steps down lead to both the kitchen, fitted with a range of units and offering side access to the garden and the lovely sitting/dining room from which to enjoy the view. A handy cloakroom is also located upon this level. Two double bedrooms are on the first floor together with the family bathroom with walk in shower. A bonus area has to be the walk in attic (previously utilised as a study), offering a range of possibilities.

#### 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 health shop and heading diagonally through the car park towards the police station. Head up the hill and the entrance to Belle Vue Road can be found a short distance along on the left hand side.

#### LOCATION

Once described as "The Covent Garden of the Cotswolds" and voted by The Sunday Times as one of the best places to live, it is a market town with a Bohemian feel and many specialist shops, cafes, galleries, markets, cinema, bookstores and a vibrant Farmers' Market. It also has a selection of supermarkets, the nearest being Waitrose.

#### TENURE

Freehold

#### EPC

EER: Current 70 / Potential 84

#### SERVICES

All mains services are believed to be connected to the property. Gas central heating, mains drainage, mains electricity. Stroud District Council - Band C - £2102.68. Ofcom checker: Broadband - Standard 14 Mbps Superfast 70 Mbps, Mobile: Three, O2; EE & Vodafone limited

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

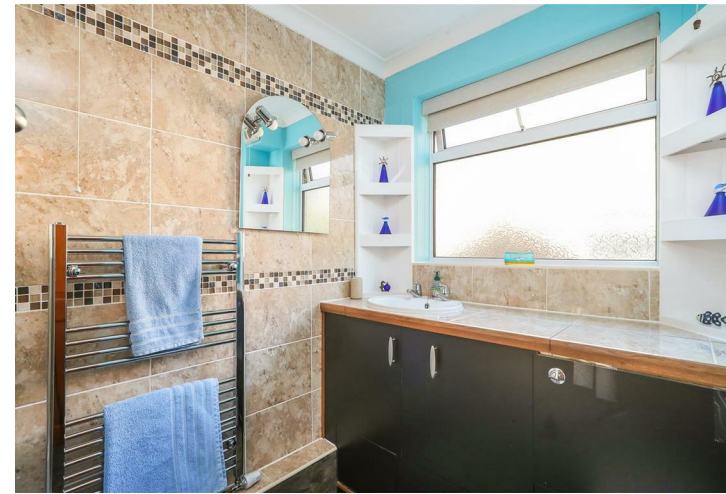
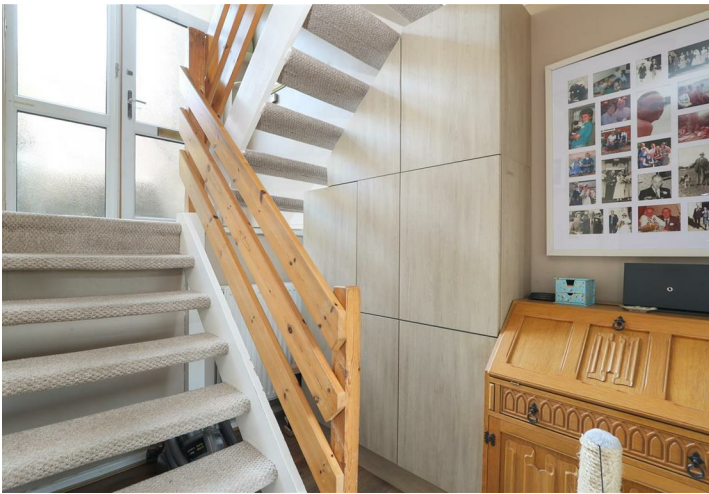
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#### SUBJECT TO CONTRACT

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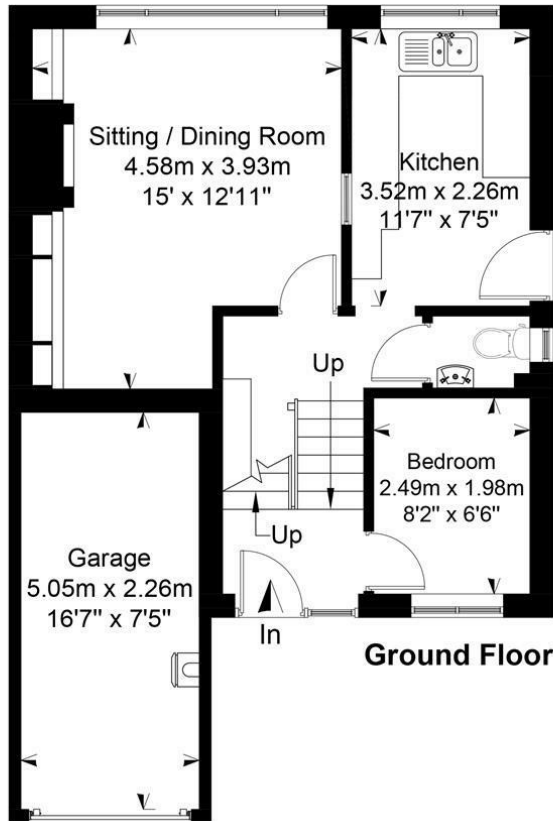
## 77 Belle Vue Road, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area      71 sq metres / 764 sq feet  
 Storage    5 sq metres / 54 sq feet  
 Garage    11 sq metres / 118 sq feet

Total     87 sq metres / 936 sq feet  
 (Includes Limited Use Area                 3 sq metres / 32 sq feet)



= Limited Use Area



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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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