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Sales & Lettings

44 Acre Street, Stroud, Gloucestershire, GL5 1DR

Price £275,000

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A three double bedroom end terrace cottage requiring complete refurbishment, offering excellent potential to create a characterful home. Featuring two reception rooms, workshop, out buildings, off road parking and generous gardens, situated in the sought after Old Stroud area. No Chain.

This charming end terraced cottage style home presents an exciting opportunity for buyers seeking a character property with potential. Requiring complete refurbishment and updating throughout, the property offers the ideal blank canvas for those wishing to create a home tailored to their own tastes and requirements. Offered to the market with no onward chain, the property enjoys a convenient position within the highly sought after Old Stroud area.

Accommodation

Arranged over two floors, the accommodation offers a traditional and versatile layout with several character features. The property is entered via the front door into a sitting room, featuring an attractive fireplace, creating a warm and welcoming focal point.

A separate dining room provides additional reception space. The fitted kitchen comprises a range of base units with roll edge work surfaces over, an inset stainless steel sink, and tiled splash backs. Beyond the kitchen is a rear lobby leading to a bathroom, which now requires refurbishing.

A useful potting room/utility area provides plumbing for a washing machine and additional storage space, although prospective purchasers should note that the windows and external door within this area require replacement.

Stairs rise from the sitting room to the first floor landing, where exposed beams add further character. The landing also provides access to the loft space. Doors lead to three generous double bedrooms, with the principal bedroom benefiting from an airing cupboard providing useful storage. Bedroom two also enjoys access to an additional loft space.

Design and Features

The property retains some character features and offers significant scope for improvement and modernisation. Features include exposed timber beams, a fireplace within the sitting room, gas central heating, and double-glazed windows throughout much of the property. Prospective purchasers should note that the front and rear doors, together with the windows and door serving the utility area are not double glazed. The property offers excellent potential to create a charming family home whilst retaining its period appeal.

Gardens and Grounds

To the rear of the cottage is an attractive courtyard style garden, providing a pleasant space for seating and outdoor enjoyment. Beyond this lies a further generous garden area which is currently overgrown but offers considerable potential for landscaping and cultivation.

Additional external features include a substantial workshop measuring approximately 23'4", a separate stone-built out building, and a further storage unit, providing excellent space for hobbies, storage, or workshop use.

Parking

The property benefits from valuable off road parking, providing convenient parking facilities close to the house.

Location and Lifestyle

Acre Street is one of the more popular roads within Old Stroud and is situated within just a few hundred yards of the town centre. Stroud is one of Gloucestershire's most sought-after market towns, positioned at the convergence of five valleys amidst the beautiful Cotswold countryside.

The town offers a rich blend of industrial heritage and modern amenities, including a wide range of independent shops, cafés, restaurants, banks, bistros, pubs, and a renowned weekly street market. The area is particularly well regarded for its excellent selection of schools catering for all age groups.

For commuters, convenient access to the M5 Motorway provides links to Cheltenham, Gloucester, and Bristol, while rail services from Stroud offer direct connections to London Paddington, making the area an attractive choice for both families and professionals.

Selling Agent

Sawyers Estate Agents
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Material Information

Title Number: GR355399
Tenure: Freehold
Conservation Area: Stroud Top Of Town
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: C
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Flood Risk: Very Low
Mobile coverage: EE, Vodafone, Three, O2 (Good)
Broadband Speed: Basic (12 Mbps) Superfast (80 Mbps)
Ultrafast (2000 Mbps)

(This information is subject to change and should be checked by your legal advisor)

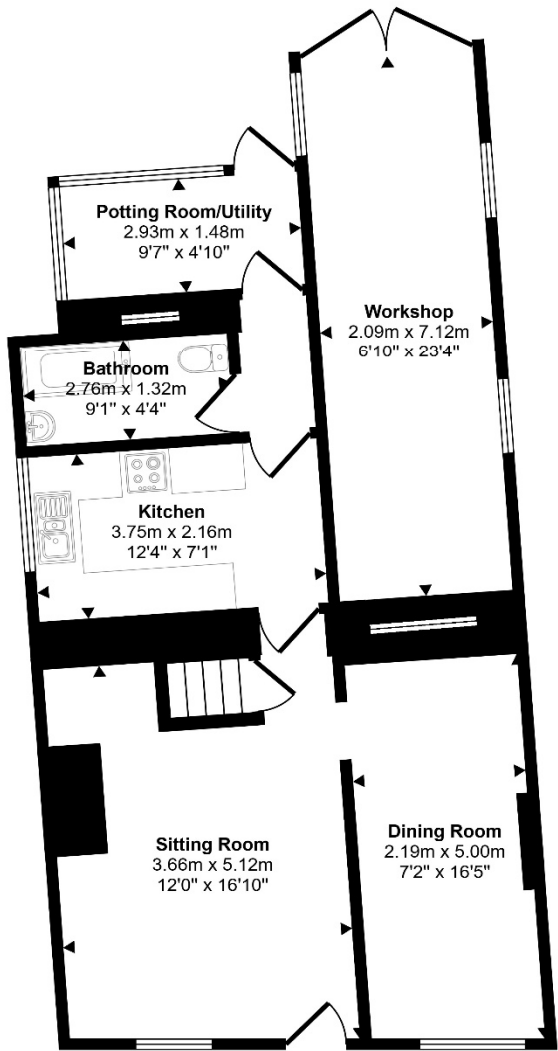
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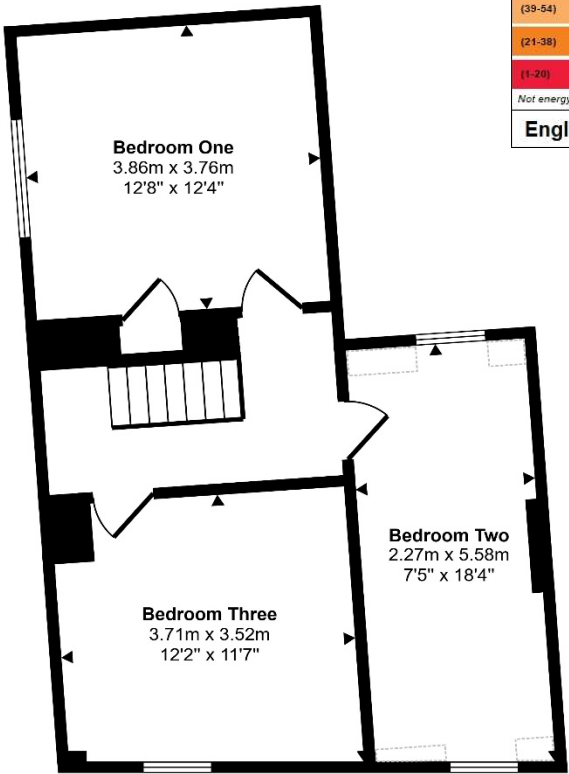
Directions

For SAT NAV use: GL5 1DR

Approx Gross Internal Area
119 sq m / 1280 sq ft



Ground Floor
Approx 69 sq m / 743 sq ft



First Floor
Approx 50 sq m / 537 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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