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# 12, STROUD, GL5 3ER

## £284,950

### The Property

An attractive Victorian red bricked terraced home offering charm, character, and versatility across three floors, blending period detail with modern living. On approach all laid to chippings providing parking for vehicle.

Stepping inside, the entrance has been thoughtfully styled with patterned tiled flooring and a bespoke wooden partition, that creates a perfect divide complete with sitting and cloaks area, making it a practical yet inviting space for everyday use.

Opening to a delightful reception room which provides a perfect blend of cosy space along with a wealth of character with wooden windowsills and panelling, and perfect for the whole family to enjoy.

You are greeted by a woodburning stove inset with wooden mantel above, ideal on a cold winter's night to sit around with a warm cup of hot chocolate, complemented by alcoves to each side with shelving and wallpapered feature wall giving a lovely backdrop to the space. The open-plan layout flows seamlessly, with the staircase rising to the first floor and views through to the kitchen beyond, enhancing the sense of space. Opening to a cosy space to the front, perfect snug/reading area or perfect for a desk with distant views to Selsley common.

This fitted breakfast kitchen is brimming with character and colour, blending rustic touches with practical modern fittings. Painted in a rich green with warm terracotta tiled splashbacks, the space offers a cosy and inviting feel. The wooden worktops provide plenty of preparation space, complemented by a ceramic sink with a stylish copper mixer tap. Open shelving and plate racks add to the country cottage appeal, perfect for displaying crockery and glassware, while thoughtful details such as hanging cup storage and spice drawers enhance functionality. There is space for white goods, including a washing machine, alongside a fitted oven with a hob, all seamlessly incorporated into the layout. Double door opens to a great space that can be used as a pantry, and a hatch in the ceiling provides access to the loft. A door opens to the garden, along with space for a six seater table and chairs making this kitchen ideal for both everyday living and entertaining, whilst seamlessly joining the inside to outdoors. Overall, it is a bright and cheerful space that balances practicality with plenty of character.

Stairs lead to the first floor landing with doors to the family bathroom and bedroom one and stairs to the second floor.

Bedroom One is a bright and inviting double room, tastefully styled with a warm feature wall. The space is well-proportioned and comfortably accommodates a double bed alongside freestanding furniture. A large window to the front with distant views towards Selsley common allows plenty of natural light to flood the room, creating an airy feel.

The four-piece family bathroom is finished with modern beige tiling throughout and a clean, contemporary feel. It includes a full-sized bath, separate walk-in shower, pedestal wash basin, WC, and heated towel rail. The space is brightened by a frosted window that allows natural light while maintaining privacy. Perfect relaxing space after a long day.

The landing area is light and welcoming, and the staircase leads to the second-floor landing with doors to both bedrooms.

Bedroom two is a charming double room with a Velux window, which fills the space with natural light and offers far-reaching views. The bold navy ceiling contrasts beautifully with the lighter patterned walls, creating a cosy yet vibrant feel. The sloped ceilings add character while still leaving space at ease for a double bed and free-standing furniture. A versatile room, it would work equally well as a child's room, a guest room, or a bright and inspiring home office.

Bedroom three, a single room to the rear, is full of charm, making excellent use of the sloping ceilings and large Velux window which floods the room with natural light. The space feels bright and welcoming. With space for a free-standing wardrobe. An ideal children's bedroom, though it could equally serve as a home office. The combination of character features and functionality makes this a versatile and appealing room.

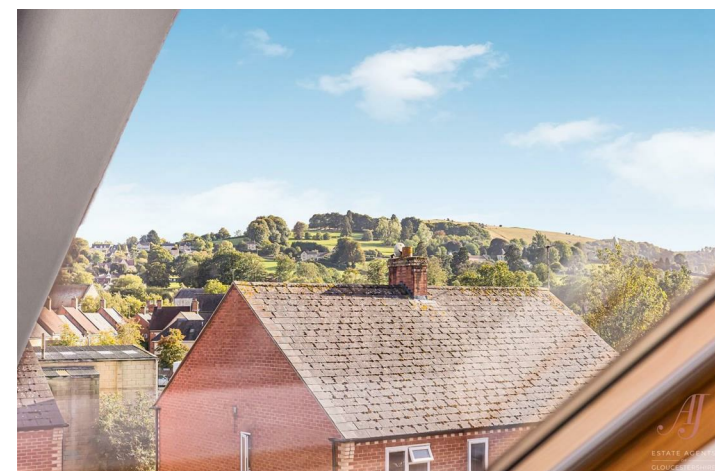




## Outside

The garden is a charming outdoor space that combines practicality with character. A lawn leads to a raised decked area, perfect for seating or a potted garden display. The space is bordered by mature greenery, shrubs, and trees, offering both privacy and a vibrant natural backdrop. At the rear, a timber shed provides useful storage. This enclosed garden is versatile for family life, relaxation, and Alfresco dining.

The property enjoys charming elevated views across the rooftops towards the rolling hills and surrounding countryside. From the upper floors, the outlook captures a picturesque patchwork of greenery dotted with period homes and mature trees, creating a peaceful backdrop. These scenic vistas, bring in natural light and offer glimpses of the beautiful local landscape. It's an outlook that enhances the home's character and perfectly frames its location which is convenient for all Stroud has to offer.



## Useful Information

**Tenure:** Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band A and EPC rating D





## Location

Bridgeside enjoys a highly convenient setting within Cainscross, perfectly positioned for easy access to Stroud town centre and the surrounding Cotswold villages. Excellent transport connections include Stroud Railway Station just over a mile away, with direct services to London Paddington, Gloucester, Cheltenham and Swindon. The M5 motorway is also within a short drive via Junction 13, and regular local bus routes link Cainscross with Stroud, Stonehouse and Gloucester.

Everyday shopping needs are well catered for with local stores and a post office within walking distance, while Stroud town centre is only a few minutes away by car. Here you'll find supermarkets, independent shops, cafés, and the award-winning Stroud Farmers' Market, offering fresh local produce each week.

Families benefit from access to a range of well-regarded schools including Archway School, Stroud High School and Marling Grammar, alongside several nurseries and early years settings nearby.

Leisure opportunities are abundant, with the Stroudwater Canal close at hand providing scenic walks and cycle routes. Stratford Park is also nearby, offering a leisure centre, swimming pool, museum and acres of green open space. For those who love the outdoors, the wider Cotswold countryside is on the doorstep, providing endless walking, cycling and exploring opportunities  
///easygoing.learning.conga



## Directions

From central island in Stroud take the A419 on the Cainscross road passing Malvern Tyres and The range. Follow this road passing Stroud High and Marling School on your right. Continue to the island known as Cainscross island. Take your first exit and go down to the next roundabout by Sainsburys and the Bowling Club. Take fourth exit and pass Peugeot car dealership on your left, immediately after this is a turning to the left which is Bridgeside, turn down and the property is located on the right hand side, as denoted by our for sale board. ,



**Approximate Gross Internal Area 957 sq ft - 89 sq m**

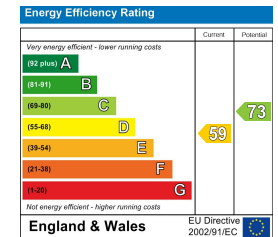
Ground Floor Area 455 sq ft - 42 sq m

First Floor Area 278 sq ft - 26 sq m

Second Floor Area 224 sq ft - 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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