



FOR SALE
AJ
ESTATE AGENTS
GLOUCESTERSHIRE
01453 703303

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65, GLOUCESTERSHIRE, GL5 4EH
£425,000

The Property

A well presented four bedroom detached family home, with versatile accommodation, wonderfully convenient for local shops, buses, and Stratford Park with its open air pool and leisure centre. It is less than a mile from all the amenities that Stroud has to offer. OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Steps lead up to the front door, where you are welcomed into an entrance hallway, with downstairs cloakroom, with WC and wash hand basin and side window. There is a useful hall cupboard for coats and shoes. Doors lead to both reception rooms and the fitted dining kitchen, with a further cupboard for storage near the dining area. Stairs rise to the first floor.

The sitting room is a comfortable main reception room, offering a bright, relaxing space in which to unwind. This room is well proportioned and filled with natural light from a window to the front and French doors opening out to access the rear terrace and garden.

To the front of the home is a bright, double aspect second reception room with windows offering both front and side views. Currently used as a reading/music room, this is a versatile space well suited as a home office, separate dining room or playroom, offering comfort and quiet relaxation.

The fitted dining kitchen is the heart of the home. There is plenty of space for a family dining table, making this a sociable and practical room for everyday life. The kitchen is fitted with a range of wall and base units with generous work surfaces and integrated gas hob, extractor, electric oven, dishwasher, freezer and washing machine. There is also a freestanding undercounter larder fridge. A wealth of natural light is enjoyed from the windows to two sides and French doors which open directly to the rear terrace and garden, creating an easy connection between indoor and outside space.

Stairs lead to the first floor landing with a window view of the garden, and doors to all bedrooms, family bathroom and loft hatch.

The spacious master bedroom is a well proportioned double with built in wardrobes and with windows to two sides, bringing in plenty of light and views across the garden and surrounding rooftops. An en suite shower room leads off the bedroom with WC, wash hand basin and shower cubicle. A side window provides natural light and extra ventilation.

Bedroom Two is a generous, comfortable double room facing the front of the property and ideal for family or guests. Bedroom Three is also a double room, with built in deep wardrobe and airing cupboard. Bedroom Four is a single bedroom which would work well as a child's room or nursery, dressing room or alternatively a home office, adding further flexibility to the accommodation. The family bathroom completes the accommodation to the first floor and includes bath with shower over, WC and wash hand basin.

A well balanced family home offering flexible living space, practical storage and everyday convenience suited to modern family life.

PLEASE NOTE THAT ANY VIEWERS NEEDING TO SELL A PROPERTY MUST BE ACTIVELY MARKETING THEIR HOME.

AGENT'S NOTE:

Bedroom Four is currently empty and we have used AI images to show what this could look like as a nursery.





Outside

Gardens and parking

Outside, the rear garden is enclosed and arranged for ease of maintenance. A paved terrace sits directly outside the kitchen, providing space for outdoor dining and seating.

The garden is mainly laid to lawn with planted borders adding greenery and seasonal interest, while a pathway leads to the rear gate. A garden shed provides useful storage.

The property benefits from a carport with enclosed storage cupboard to the rear.

Carport

If standing with your back to the road facing the property, the carport is set back to the right, accessed via the archway beneath the coach house.

Parking Space

Accessed via the rear gate from the garden, the allocated space is located in the far left corner of the parking area and is marked 65. It can also be reached by passing under the archway of the coach house to the left of the carport.

Garage and Second Parking Space

With your back to the road facing the house, walk down the hill and turn right. Follow the road along until you reach the coach house on your right. Pass under the archway. The garage is located en bloc, second from the left, with the additional allocated parking space directly in front, also marked 65.

Please note there is a restricted head height of 2.1 metres for access to both parking spaces and the garage.



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 D and EPC rating C



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Location

Stroud sits below the western escarpment of the Cotswold Hills, surrounded by five sweeping valleys, and has been described as "The Covent Garden of the Cotswolds".

Stroud is a well known centre for arts and crafts, and the weekly Farmers' Market has been voted among the best in the country. The indoor Five Valleys Shopping Centre is a popular attraction, created with an urban feel and home to a wide range of street food vendors offering international cuisine. An annual textile festival is held in the town, along with beer and jazz festivals. There are regular exhibitions and live music at the Subscription Rooms and at the Museum in the Park.

Stroud has a wealth of local pubs and restaurants. The well regarded Stroud brewery offers great social events with ethical and organic beer, and has become a very cherished landmark. Stroud has two sought after state Grammar schools, for boys and girls Marling and Stroud High School, and Archway School, a mixed Comprehensive School. Nearby are several popular Primary Schools, such as Calloway, Whiteshill, Foxmoor and Randwick. Also a good choice of Independent Schools such as Beaudesert Park School in Minchinhampton and Wycliffe College in Stonehouse. There are good transport links, with London Paddington 90 minutes by train, Bath and Bristol by car on the A46 and M5 respectively and Gloucester and Cheltenham within easy reach.



Directions

From the Cainscross roundabout take the exit onto A4171 Paganhill Lane, proceeding past the fire station. Follow to the island and take the second exit onto Stratford Road passing Tesco Express on your left. Take the second left onto Jack Russell Close, follow the road past the flats on your left and the college on your right. As you turn the bend the property is in front of you as denoted by our for sale board. House ///musical.wobbling.iteration Garage and parking ///bachelor.feasting.credited Car port ///cross.lifts.fuse Parking behind house ///crossing.skimmers.elevate



Approximate Gross Internal Area 1270 sq ft - 118 sq m
(Excluding Garage)

Ground Floor Area 693 sq ft - 64 sq m

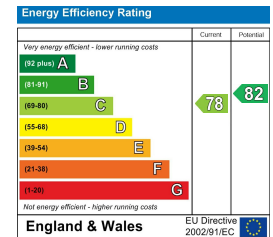
First Floor Area 577 sq ft - 54 sq m

Garage Area 157 sq ft - 15 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.

AJ



01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
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