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Sales & Lettings

Flat 2, The Old Vat House, London Road, Thrupp,
Stroud, Gloucestershire, GL5 2BN
Price £165,000

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Generous and well presented two bedroom first floor apartment in Thrupp. Bright sitting/dining room, kitchen and shower room. Double glazing, gas heating, off road parking. The seller has secured a chain free onward property, helping to ensure a smooth sale. Close to Stroud, schools, and transport.

Sawyers Estate Agents are delighted to present this well presented, first floor apartment, offering a bright and generous living environment. Enjoying an elevated position with a light southerly aspect, the property benefits from pleasant views towards the surrounding valleys. This spacious two bedroom home provides a comfortable setting ideal for modern living. Private entrance.

Accommodation

The apartment comprises a welcoming entrance hall leading to the first floor landing, bright and well proportioned sitting/dining room, kitchen, while two good sized bedrooms offer flexibility for guests, home working, or family living. A separate modern shower room completes the accommodation.

Design and Features

The property benefits from double glazing, gas central heating and broadband connectivity, ensuring comfort and practicality for contemporary lifestyles. Juliet style Balcony. The seller has already secured a chain free onward property, helping to ensure a smooth and straightforward purchase for the incoming buyer.

Outside and Grounds

Externally, the property offers off-road parking and space for a storage shed. A communal drying area to the rear provides additional convenience and usability.

Location and Lifestyle

Situated in the heart of Thrupp, just over two miles from Stroud town centre, this home enjoys excellent access to local amenities, pubs, community spaces, and the stunning Cotswold countryside. Transport links are superb, with a nearby mainline station offering a 90-minute direct service to London and close proximity to the M5 motorway.

Stroud is one of Gloucestershire's most sought-after market towns, set amidst the scenic Cotswold countryside at the convergence of the Five Valleys. Residents enjoy a blend of historic charm and modern amenities, including a vibrant street market, independent shops, pubs, restaurants, and bistros. First-class schools cater to all age groups, while excellent local bus services and swift access to the M5 provide convenient links to Gloucester, Cheltenham, and Bristol.

Education and Connectivity

A popular and well-regarded primary school (Thrupp School) lies within easy walking distance, with Thomas Keble School in Eastcombe located approximately 3 miles away. The wider area benefits from a strong selection of highly rated schools for all ages and a reliable local bus network. The nearby M5 motorway ensures straightforward travel to major centres, while Stroud's mainline railway station provides a direct high-speed service to London in around 90 minutes.

Anti-Money Laundering (AML) checks

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee of £24 inclusive of vat will be charged for each individual AML check conducted.

EPC: C 75

Material Information

Title Number: GR121480 Leasehold
Title Number: GR99232 Freehold
Tenure: Leasehold with share of Freehold
Lease length: 999 years from 29th September 1985.
(959 years remaining 2025)
Ground Rent: £50 a year
Maintenance Charges: £350 a year
Pets: Pets permitted
Management Company: The Old Vat House Management Co Ltd

Local Authority: Stroud District
Council Tax Band: A
Annual Price: £1,553.13 (2025/26)
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Conservation Area: No
Listed: No
Flood Risk: Very Low Risk
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic 18 Mbps, Superfast, 80 Mbps, Ultrafast 1000 Mbps

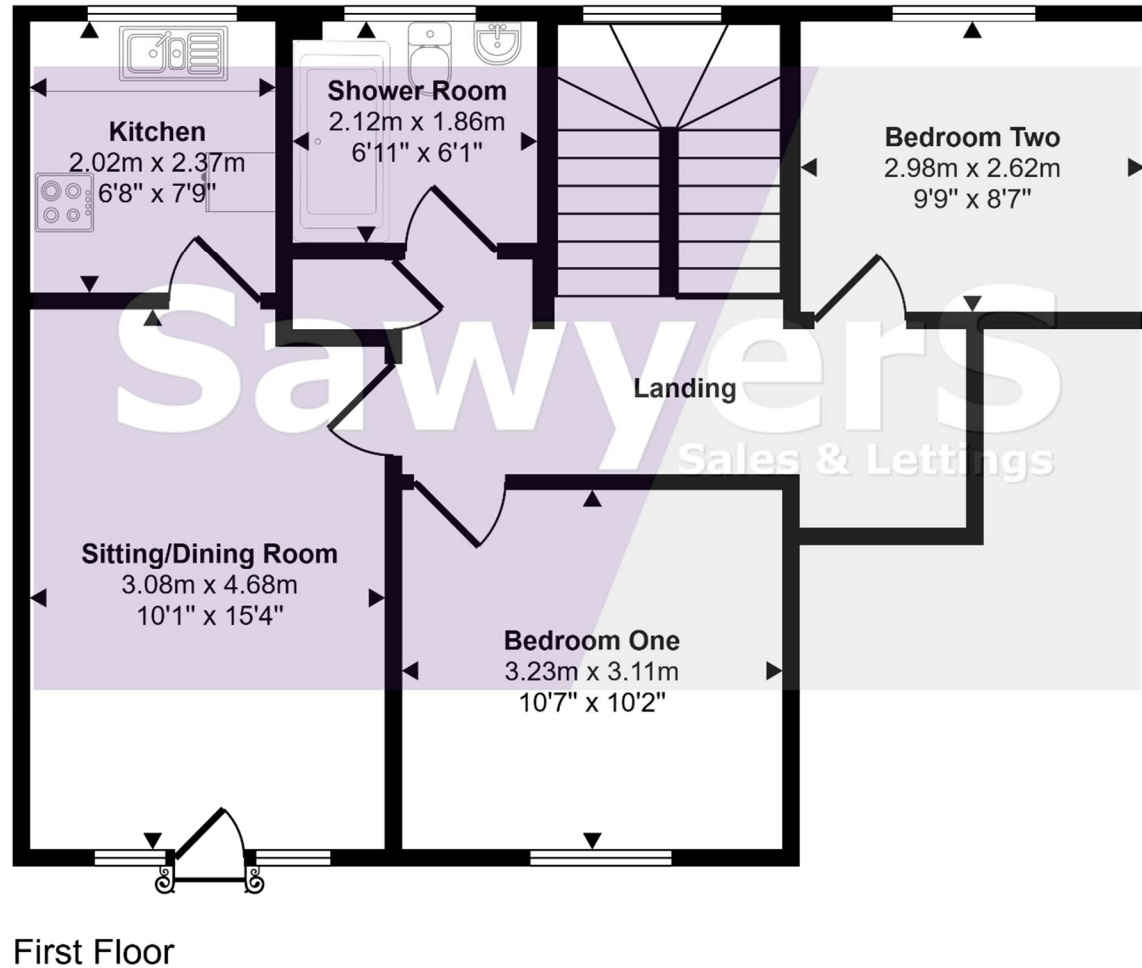
(This information is subject to change and should be checked by your legal advisor)

Selling Agent

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Approx Gross Internal Area
58 sq m / 622 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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