



8 BELLE VUE ROAD · STROUD

MURRAYS
SALES & LETTINGS

8 BELLE VUE ROAD
STROUD
GL5 1JT

A bright and spacious link-attached split level home located just moments from the centre of Stroud with flexible living spaces, off street parking and a good size garden. Due to it's size, this lovely home could easily work for a family or couple.

BEDROOMS: 3

BATHROOMS: 1

RECEPTION ROOMS: 2

GUIDE PRICE £449,000

FEATURES

- 3 Bedroom link detached - No Onward Chain
- Kitchen/Dining Room with Rayburn
- Sitting Room with Wood Burning Stove
- Solar Panels
- Attic Area (accessed via a wooden ladder)
- Close to Town Centre
- Separate Utility Room
- Front and Rear Gardens
- Off Street Parking
- EPC C 73/77



DESCRIPTION

Deceptively spacious in size, the property is accessed via a central hallway which leads to most of the principal rooms. These include a comfortable sitting room featuring a wood-burning stove, and a kitchen/dining room fitted with a range of built-in units, with a striking red Rayburn providing an attractive focal point and utility room off.

There are three well-proportioned bedrooms, which could alternatively be used as additional reception rooms, providing flexible living accommodation. A further room leads from the main bedroom (labelled as a dressing room on the floor plan) and features a fitted wooden ladder-style staircase leading to an attic space with a Velux window.

The bathroom has been converted into a practical wet room, although a bath could easily be reinstalled if desired.

Access to the property is via a small set of steps. Outside, there are gardens to both the front and rear, along with off-street parking. The front garden is mainly laid to lawn and bordered by mature shrubs. A side gate leads to the rear garden, where there is a separate WC with external access. The rear garden features a sociable seating area, steps leading up to a lawn, and a variety of ornamental trees and shrubs.





DIRECTIONS

By foot, the property can be found by leaving our Stroud office along the pedestrian walkway, heading up the High Street 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. The property will be located a little distance along on the right hand side.

LOCATION

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Once described as "The Covent Garden of the Cotswolds", Stroud is a thriving market town with a Bohemian feel and many specialist shops, cafes, galleries, markets, a cinema, bookstores, a vibrant Farmers' Market and a selection of supermarkets, the nearest being Waitrose.

Stroud boasts a great variety of independent, state and grammar schools.

The nearest motorway junction is 13 on the M5 providing access to Bristol and Cheltenham and beyond. Stroud mainline station offers a regular service to London (Paddington), circa 90 minutes. Motorway M5 J13 Stroud - 5 miles, Motorway M4 J15 Swindon - 31 miles, Stroud Railway Station - 0.25 mile, Cirencester, 13 miles, Cheltenham - 14 miles, Bristol Temple Meads - 32 miles. Distances are approximate.

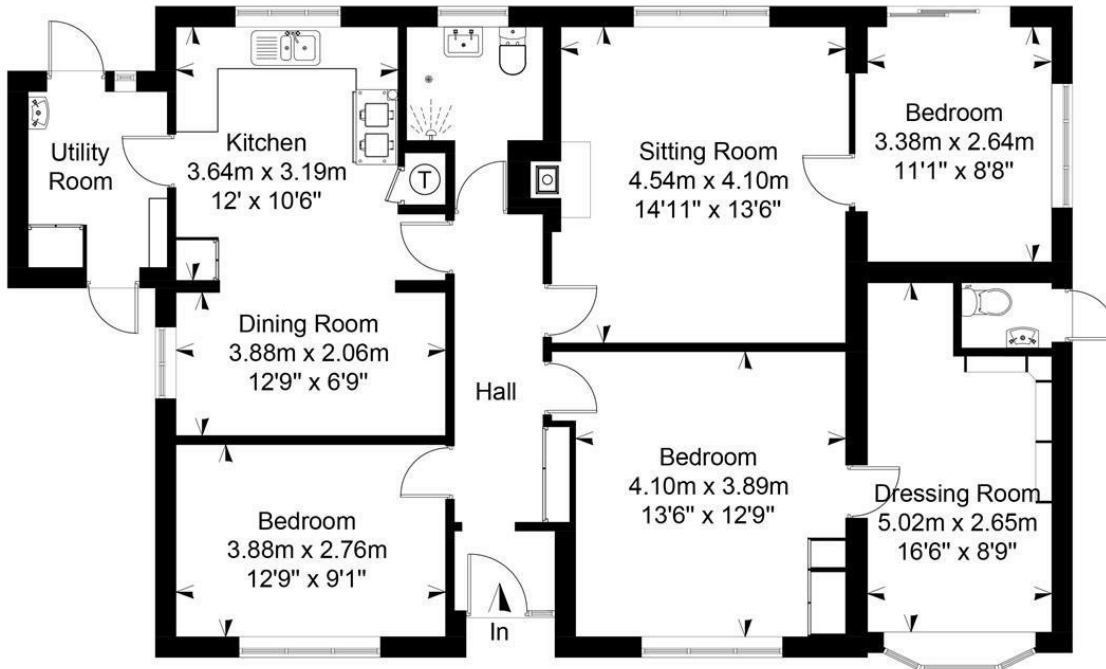
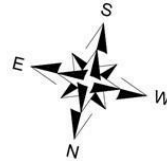


8 Belle Vue Road, Stroud, Gloucestershire

Approximate IPMS2 Floor Area	
House	113 sq metres / 1216 sq feet
Attic Room	14 sq metres / 151 sq feet
Total	127 sq metres / 1367 sq feet
(Includes Limited Use Area)	5 sq metres / 54 sq feet

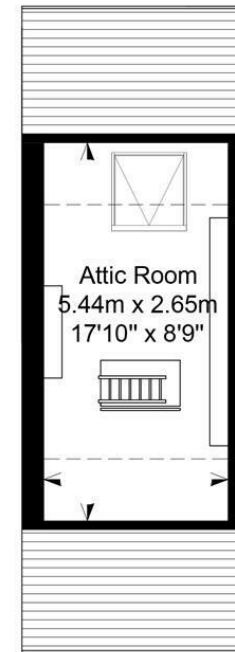
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Ground Floor

[---] = Limited Use Area



Attic Room
Accessed Via Ladder

MURRAYS
SALES & LETTINGS

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Mayfair
0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE
Freehold
EPC
C

SERVICES
All mains services are connected to the property. Gas central heating, Solar panels. Stroud District Council Tax Band C £2212.11 25/26. Ofcom checker Broadband; Standard 8Mbps, Ultrafast 2000 Mbps. Mobile: EE, Vodafone both good inside and out. 02, Three variable inside. The property is fitted with solar panels.

SUBJECT TO CONTRACT

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For more information or to book a viewing
please call our Stroud office on 01453 755552