



**15 Down View, Chalford Hill, Stroud,
Gloucestershire, GL6 8NB
Offers in Excess of £290,000**

SawyerS
Sales & Lettings

15 Down View, Chalford Hill, Stroud, Gloucestershire, GL6 8NB

A three bedroom link detached bungalow in a popular Chalford cul-de-sac, offering excellent potential for modernisation. Featuring a generous rear garden, conservatory, garage, driveway parking, gas central heating and no onward chain, making it an ideal opportunity for buyers seeking a project.

A three bedroom link detached bungalow, situated within a popular no through road in the sought after village of Chalford. Requiring updating and decorative refurbishment, this property offers an excellent opportunity for buyers looking to create a home to their own taste. Enjoying generous gardens, a conservatory, garage and driveway parking, the bungalow is offered to the market with no onward chain.

Accommodation

The property is entered via an entrance hall, which provides access to the loft space together with a useful airing cupboard. The lounge is a comfortable reception room featuring a living flame gas fire with back boiler, an exposed stone television stand and fireplace surround, timber panelled feature wall, and television and internet points.

The kitchen is fitted with a range of relatively modern wall and base units, incorporating a fitted gas hob and electric oven, together with appliance space and plumbing for a washing machine. A glazed door leads into the 12ft double glazed conservatory, which enjoys attractive views over the generous rear garden and provides an ideal additional reception or dining space.

There are three well proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes with overhead storage and vanity shelving. Completing the accommodation is a fully tiled bathroom, fitted with a white suite and shower over the bath.

Design and Features

The property benefits from gas central heating via a back boiler and is mostly double glazed. While requiring modernisation and decorative improvement throughout, it offers well balanced accommodation with excellent scope for enhancement. The bungalow is offered to the market with no onward chain, allowing for a straightforward purchase.

Parking

A gravelled driveway provides off road parking and leads to the attached garage, which is fitted with an up and over door to the front together with a double glazed door and window to the rear. The garage also benefits from power, lighting and useful fitted wall storage units.

Outside

The generous enclosed rear garden offers an excellent outdoor space, with a raised patio seating area providing the perfect spot to enjoy the sunshine. The garden is complemented by a timber garden shed, well stocked shrub borders, mature planting and two established trees, while a gated side access adds further practicality. To the front, the garden is laid to lawn with mature shrub and plant borders, creating an attractive approach to the property.

Location and Lifestyle

Chalford is an idyllic Cotswold village set within the picturesque Golden Valley, renowned for its charming cottages and rich heritage linked to the area's former woollen industry. The village offers a range of everyday amenities, including local grocery shops, a Post Office, public houses and primary schools, with a secondary school available in the neighbouring village. Surrounded by beautiful countryside, the area provides excellent opportunities for walking and enjoying the natural landscape.

Nearby Stroud is one of Gloucestershire's most sought after market towns, situated at the convergence of the Five Valleys amidst the stunning Cotswold countryside. Residents enjoy a blend of historic character and modern amenities, including a bustling award winning farmers' market, a variety of independent shops, pubs, restaurants and cafés. The town also benefits from excellent leisure facilities and a thriving arts community.

Education and Connectivity

The area is well served by highly regarded schools for all age groups together with an excellent local bus network. The nearby M5 motorway provides convenient access to Gloucester, Cheltenham and Bristol, while Stroud's mainline railway station offers direct services to London Paddington, making the area an ideal choice for commuters.

Selling Agent

Sawyers Estate Agents
01453 751647
info@sawyersestateagents.co.uk

Material Information

Title Number: GR16975
Tenure: Freehold
Conservation Area: No
Local Authority: Stroud District
Council Tax Band: D
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Flood Risk: Very Low
Mobile coverage: EE, Vodafone, Three, O2
Broadband Speed: Basic (4 Mbps) Superfast (58 Mbps) Ultrafast (1800 Mbps)
Satellite/Fibre TV Availability: BT, Sky.

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

Anti-Money Laundering (AML)

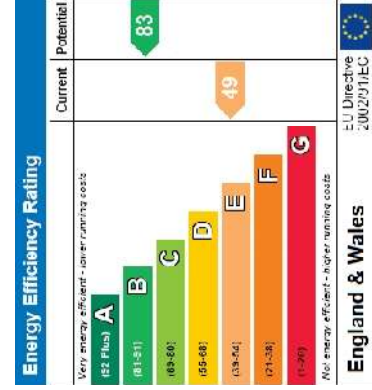
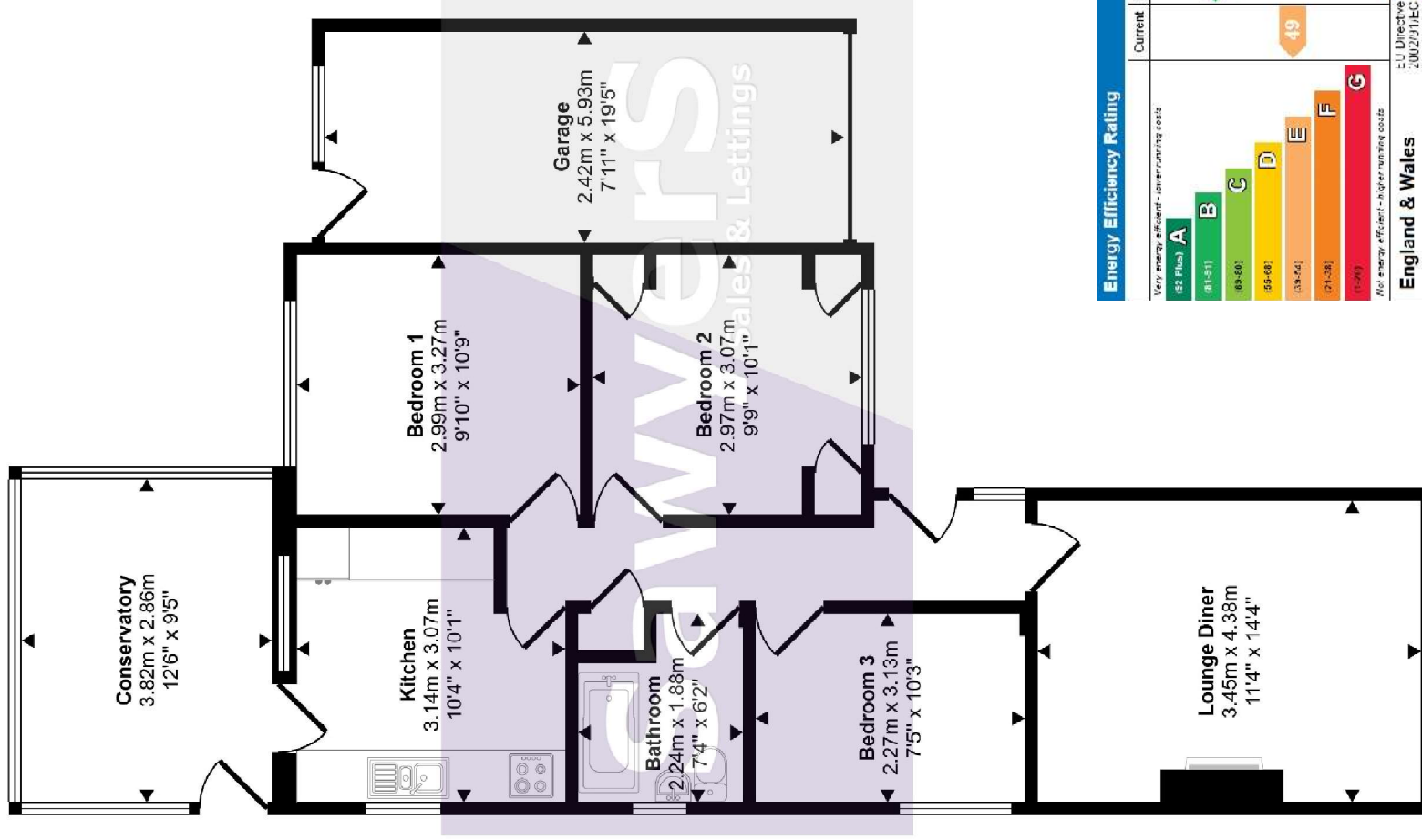
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property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

Directions

For SAT NAV use: GL6 8NB

From Stroud take the A419 towards heading towards Cirencester. Upon reaching Chalford turn left at the Church, up the "Old Neighbourhood". Turn right onto Abnash and continue straight over at crossroads along "Midway". At the junction turn left up Burcombe Way. Turn left into Tylers Way and then right into Down View. The property will be found on your left hand side, clearly identified by our 'For Sale' board.

Approx Gross Internal Area
90 sq m / 973 sq ft



Floorplan

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.

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

