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Sales & Lettings

**53 Wheelers Walk, Paganhill, Stroud,**
**Gloucestershire, GL5 4BW**
**Price OIEO £220,000**

# 53 Wheelers Walk, Paganhill, Stroud, Gloucestershire, GL5 4BW

**Modern two bedroom end terraced home set in an elevated position with far reaching views across Stroud and the surrounding valleys. Offering a generous corner plot garden, off road parking for two vehicles, stylish kitchen, and double glazing, with scope to add your own stamp. No onward chain.**

This modern and well positioned two bedroom end terraced home enjoys a lovely elevated position, with far reaching views across Stroud and the surrounding valleys. Occupying a generous corner plot along a quiet no through road, the property offers well proportioned accommodation together with particularly attractive gardens and off road parking. The property would make an ideal home for those looking for a property with scope to put their own stamp on it.

### *Accommodation*

Arranged over two floors, the property is approached via a flight of steps leading to a canopied entrance. The entrance opens directly into the sitting room, which provides a comfortable reception space and benefits from a window enjoying the elevated views. Stairs rise to the first floor.

The stylish and modern kitchen has been recently re-fitted and provides a practical and contemporary space.

Upstairs, the first floor landing provides access to two well proportioned bedrooms and the family bathroom, along with a hatch to the loft. Bedroom one benefits from two fitted wardrobes together with a useful built-in storage cupboard, providing excellent storage. Bedroom two provides a further comfortable bedroom space with views over the rear garden.

The bathroom is fitted with a white suite comprising a low level W/C, pedestal wash hand basin and bath with shower attachment.

### *Design and Features*

The property benefits from gas central heating and double glazed windows, together with a recently re-fitted modern kitchen. The elevated position and attractive outlook are particular features, while the generous corner plot provides a degree of outside space rarely associated with properties of this type. The property is considered ideal for buyers seeking a home with the opportunity to make their own improvements and add their own personal style.

### *Gardens and Grounds*

The garden is of particular note, being considerably larger than average for this type of property occupying a generous corner plot.

A substantial area to the side is predominantly surrounded by mature trees, with a lawned bank rising towards the rear. A pathway leads from the front of the property around the side and through to the rear garden. There is useful space for a garden shed, together with a covered log store.

The rear garden slopes upwards and is mainly laid to lawn, with further mature trees and established shrubs providing a good degree of privacy and creating an attractive natural setting. The combination of lawn, mature planting and the elevated position gives the gardens considerable potential for those looking to create an attractive outside space.

### *Parking*

The property benefits from off road parking to the front for two vehicles.

### *Location and Lifestyle*

Situated within the popular residential area of Paganhill, the property enjoys convenient access to a range of everyday amenities. Within Paganhill and neighbouring Farmhill there are local facilities including a Tesco Express, primary and secondary schools, a college and a leisure centre, making the area well suited to a variety of lifestyles.

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 and colleges catering for all age groups. Stroud`s mainline railway station provides regular direct services to London Paddington and Cheltenham, while the nearby M5 motorway offers convenient access to Gloucester, Cheltenham and Bristol, making the area an excellent choice for both commuters and those seeking easy regional connections.

### *Material Information*

Title Number: GR137008
Tenure: Freehold
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: B
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Flood Risk: Very Low
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic (12 Mbps) Superfast (80 Mbps) Ultrafast (10000 Mbps)

(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) & Sanction 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.

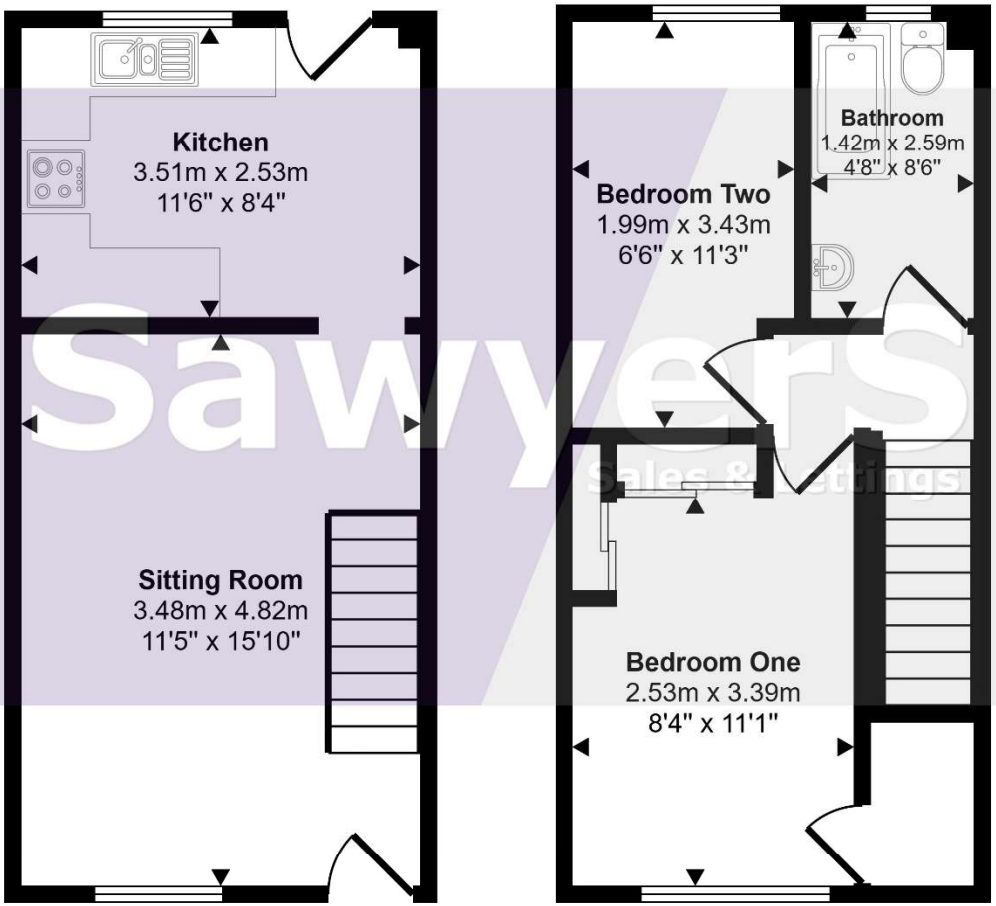
### *Selling Agent*

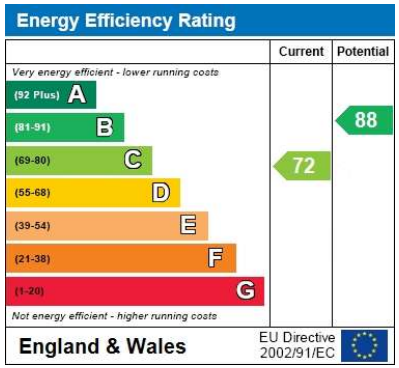
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### *Directions*

For SAT NAV use: GL5 4BW

**Approx Gross Internal Area**
**53 sq m / 570 sq ft**






Ground Floor
**Approx 26 sq m / 282 sq ft**

First Floor
**Approx 27 sq m / 288 sq ft**

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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