



92 Bath Road, Stroud, Gloucestershire, GL5 3LE
£450,000

PETER JOY
Sales & Lettings



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A characterful three storey Cotswold stone fronted semi detached house a mile from Stroud centre with four bedrooms, two connecting reception rooms, a 19' kitchen/dining room, parking for two cars and a landscaped rear garden (draft details)

ENTRANCE HALL, TWO CONNECTING RECEPTION ROOMS, 19' KITCHEN/DINING ROOM, FOUR BEDROOMS, BATHROOM WITH SEPARATE SHOWER CUBICLE, LANDSCAPED GARDENS AND PARKING FOR TWO CARS.



Viewing by appointment only

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Description

Peter Joy estate agents are pleased to offer this handsome semi detached Victorian house to the market. 92 Bath Road is a mile from Stroud in the parish of Rodborough. This location is very much part of the thriving local community, and allows for easy access to the shops, amenities and train station of the town with hundreds of acres of National Trust land found up the hill at Minchinhampton and Rodborough commons. The property is built using red brick and Cotswold stone under a pitched tiled roof with the accommodation arranged over two floors and has been a happy home for the current owners for some twenty years. They have made many improvements to the house during their tenure, and the resulting property is comfortable and full of interest, with accommodation arranged over three floors.

You walk into an entrance hall with parquet floor. A couple of steps lead down to the living spaces, with the connecting reception rooms on the right hand side. These two rooms have stripped wooden floors, with a fireplace and glazed double doors that lead out to the garden in the lower room. A 19' kitchen/dining room is also on this floor. This room has recently been refurbished, with plenty of space to cook and eat. Again, this room connects well with the garden, with double doors that open onto the patio at the rear. A staircase leads up from the hall to the first floor with a landing, two bedrooms and a bathroom with contemporary fittings and a separate shower cubicle on this level. Two more bedrooms are at the top of the house, on the second floor.



Outside

The property benefits from a recently landscaped rear garden and, unusually for property in this area, parking for two cars. There is a fenced courtyard at the front of the property with a gated side access. The garden is at the rear of the house with a paved area behind. This extends around to the side of the house, with plenty of space for a table and chair set. Steps then lead down into the garden. This level area is lawned, with a deck at the end of the plot and raised brick built borders edging this space. There is a useful shed and the parking is behind the garden, with side by side space to park two cars.

Location

The property is in the parish of Rodborough, with two good primary schools, shops and a great pub within easy reach. Nearby Stroud town has a wide range of shops and amenities, community and primary schooling, a leisure and sports centre, award winning weekly farmers market, and a main line railway station, with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (18 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

From Stroud centre take the A46 Bath Road towards Nailsworth. Pass the traffic lights by the Clothiers Arms and continue. Pass the turning for Frome Avenue on the right and look out of the next right hand turning for Frome Park Road. The house is on the corner here. Turn into the road and the parking is on the right, behind the house.

Property Information

The property is freehold. Gas heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, and you are likely to have good data and voice calling service from all major mobile providers, although service when inside the house may be limited.

Local Authority

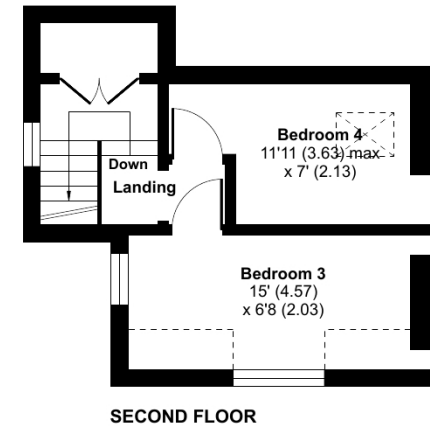
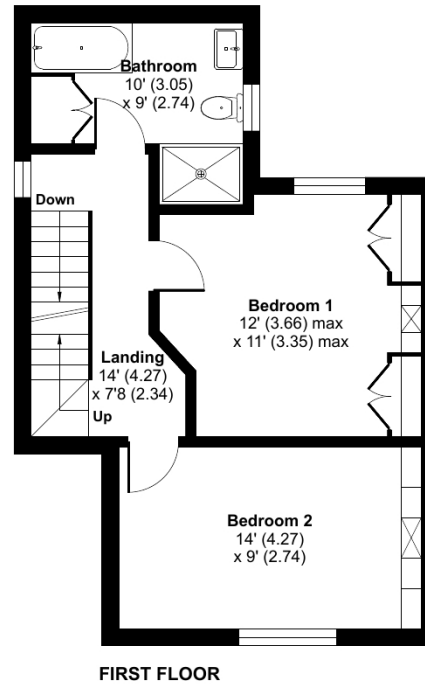
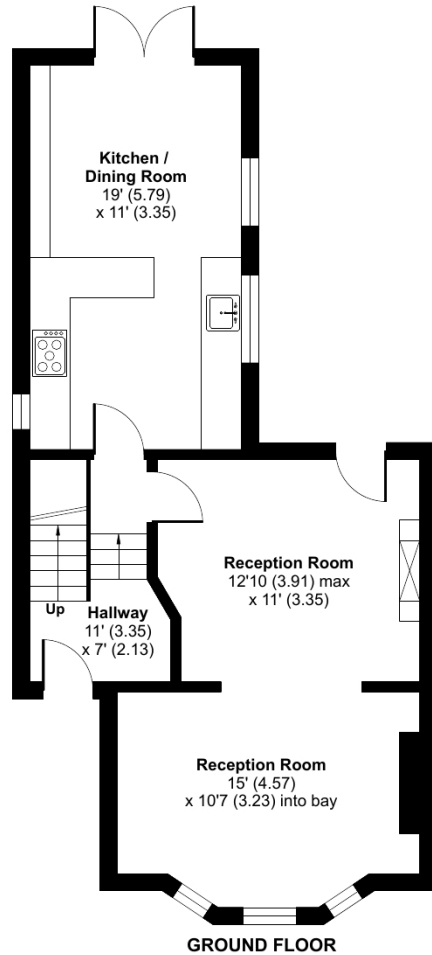
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



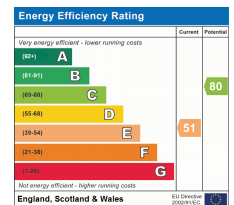
Bath Road, Stroud, GL5

Approximate Area = 1275 sq ft / 118.4 sq m
 Limited Use Area(s) = 21 sq ft / 1.9 sq m
 Total = 1296 sq ft / 120.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1196552



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.