



1 Eros Close, Lightpill, Stroud, Gloucestershire, GL5 3TP
£375,000



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An extended semi detached bay fronted house set up high in this popular no through road in Rodborough parish with four bedrooms, a 20' sitting room, two bathrooms and a generous plot with 15' garage and parking, offered to the market with no onward chain.

ENTRANCE HALL, DINING ROOM WITH BAY WINDOW, 17' KITCHEN/DINING ROOM, 20' SITTING ROOM WITH GLAZED DOUBLE DOORS TO THE GARDEN, 15' PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, 15' GARAGE, PARKING AND GARDENS TO THREE SIDES, NO ONWARD CHAIN.



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

Here's a substantial semi detached house, set in a generous plot in a prominent spot in Eros Close, a popular residential no through road in Rodborough Parish. There's a great sense of community here, and you can walk up through the top of the road to Kingscourt Lane and well regarded Gastrells primary school and the hundreds of acres of National Trust land of Rodborough Common. The property is built using traditional methods and was extended in 1981. The current owner has owned the property for many years and they have now downsized from this spacious home, and so 1 Eros Close is available with no onward chain.

The accommodation is arranged over two floors. An entrance hall, dining room with bay window, 17' kitchen/breakfast room and 20' sitting room with glazed double doors that open out onto a large paved terrace are on the ground floor. A landing, 14' principal bedroom with en suite shower room, family bathroom and three further bedrooms are above, on the first floor. The two smallest bedrooms are next door to each other, and a prospective buyer may wish to remove the wall between these rooms, creating three double bedrooms in total. An ideal family house - viewing highly recommended.

Outside

The property benefits from a generous plot, including a large garage and space to park three cars comfortably. The garage measures 15'10" x 15'2", with a single garage door, window and pedestrian door to the side. Steps then lead up through a gate to the house and the garden. There is a large paved area to the side and rear of the property, with all the space you could need for a table and chair set, barbeque and outdoor sofa. There is a lawn below the side terrace, and this level area extends around to the front of the house. Mature borders and plants are found throughout the plot, and there is a useful greenhouse - ideal for a green-fingered buyer.

Location

The property is situated at Lightpill, in the parish of Rodborough. Rodborough benefits from two well-established primary schools, two churches, parks and play areas, various village pubs and of course the Commons, whilst nearby Dudbridge has three supermarkets, a bowls club, playing field and a petrol station. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

Leave Stroud via the A46 Bath Road towards Nailsworth and proceed over the Golden Cross junction. Turn left into Eros Close, and the property can be found set up on the left hand side, after the turning for Erin Park.

Property information

The property is freehold and has gas central 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 include ultrafast. You are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

Local Authority

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

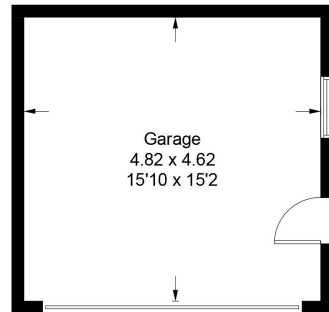


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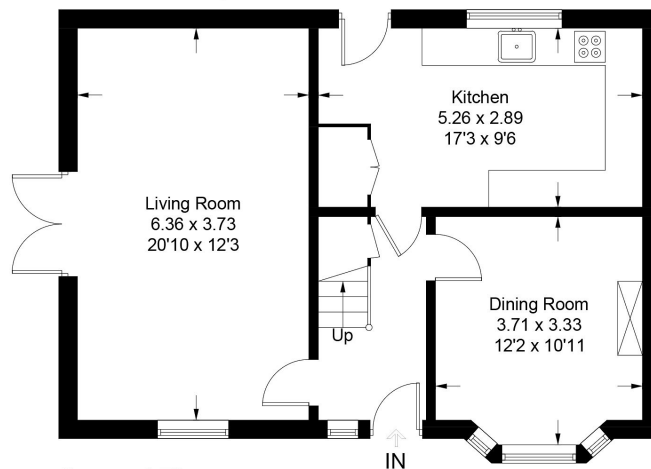
Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft

Garage = 22.1 sq m / 238 sq ft

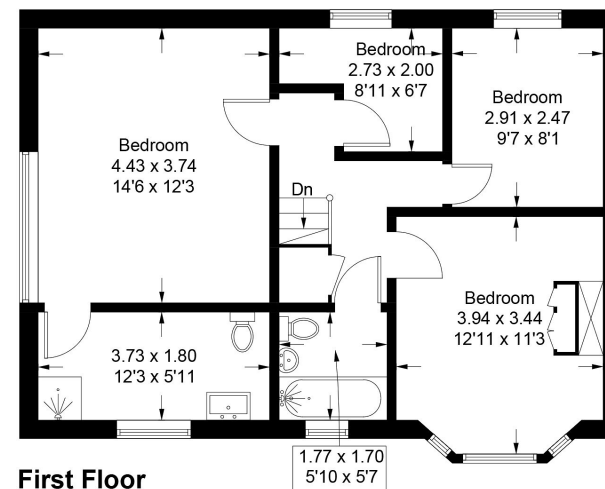
Total = 140.6 sq m / 1513 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1244696)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(90+)	A	77
(81-90)	B	
(69-80)	C	63
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.