



33 Stratford Road, Stroud, Gloucestershire, GL5 4AJ
£350,000

PETER JOY
Sales & Lettings



33 Stratford Road, Stroud, Gloucestershire, GL5 4AJ

Located in a highly sought-after area and within easy reach of local shops and amenities, this well-proportioned three-bedroom home has been modernised throughout, including a new boiler and bathroom. The property also benefits from a generously sized garden enjoying pleasant views.

ENTRANCE HALLWAY, CLOAKROOM, KITCHEN/DINING AREA, CONSERVATORY, SITTING ROOM, THREE BEDROOMS, FAMILY BATHROOM, GOOD SIZED GARDEN, LOVELY OUTLOOK, PRESENTED IN GOOD ORDER.

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Positioned off Stratford Road, this three-bedroom semi-detached home offers well-planned accommodation throughout. Entering through a pitched-roof porch, you are welcomed into a hallway with a cloakroom to your left. Doors from the hallway lead to all ground-floor rooms, along with stairs rising to the first floor. As shown on the floorplan, the property features an open-plan kitchen, dining room and conservatory. The kitchen is fitted with a range of wall and base units, along with both built-in and freestanding appliances. It flows naturally into the dining area, where double doors open into the conservatory. There is access to the rear garden from both the kitchen and the French doors in the conservatory. A cosy sitting room completes the ground floor, featuring a window overlooking the front aspect. Upstairs, there are three well-proportioned bedrooms, with the main bedroom including built-in wardrobes. All three bedrooms are served by a modern family bathroom.

Outside

The garden is a lovely feature of this home. At the front, there are mature shrubs and side access leading to the rear garden. The rear garden is mainly laid to lawn, with established shrubs and a seating area. It enjoys an open outlook over the neighbouring allotments.

Location

The property is set off Stratford road, approximately 1.5 miles West of Stroud. There are shops and amenities close by with Archway, Marling and Stroud High School in easy reach at Cainscross. Stroud town is only a short drive away and was voted "Best place to live in the UK 2021" by the Sunday Times. There is a great community here that benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs, 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 benefits from a leisure and sports centre, a cinema and a main line railway station, with a regular direct London (Paddington) service. Nailsworth (4 miles) Cirencester (11 miles), Cheltenham (14 miles) and Swindon (26 miles), are all within comfortable driving distance. Junction 13, M5 motorway is approximately 8 miles distant.

Directions

Take the A46 from Stroud town centre and turn left at the roundabout. At the next mini-roundabout, take the second exit, passing Tesco on your left, and continue along the road towards Stroud College. You will see a Peter Joy for sale sign on your right. Park up and a member of our team will show you around.

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 standard and superfast. You are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

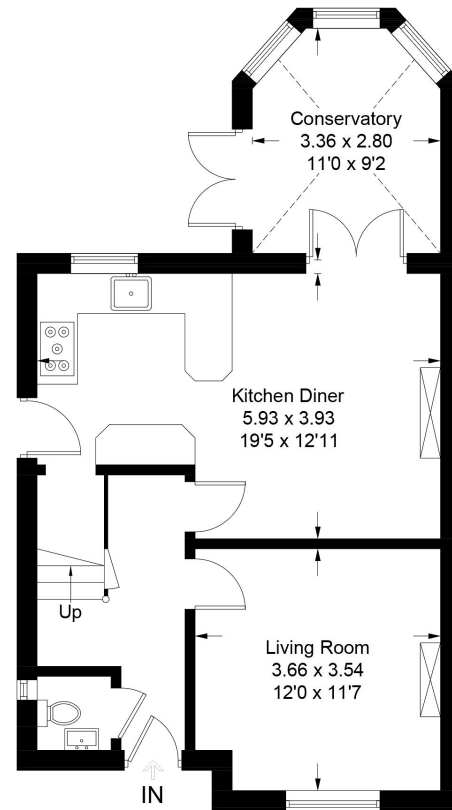
Local Authority

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

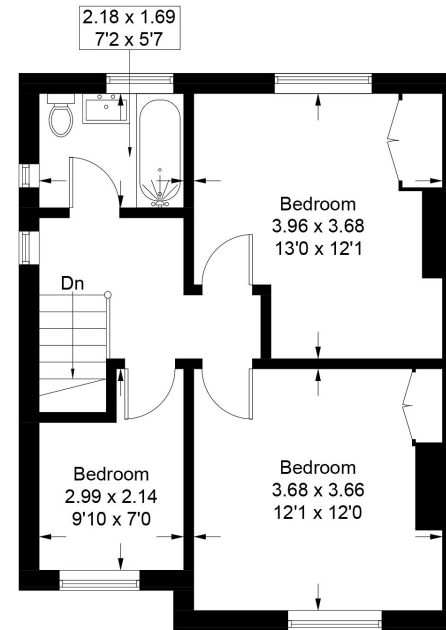


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Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft

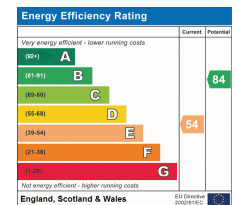


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1248400)



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.