



32 Summer Street, Stroud, Gloucestershire, GL5 1NY
Guide Price £290,000

PETER JOY
Sales & Lettings



32 Summer Street, Stroud, Gloucestershire, GL5 1NY

Chain Free. A delightful, recently renovated two bedroom Cotswold Stone cottage, located on the ever popular Summer Street, with landscaped garden, character features and views across the valley.

FRONT DOOR LEADING INTO THE SITTING ROOM WITH FIREPLACE AND EXPOSED FLAG STONE FLOOR, KITCHEN WITH UNDERFLOOR HEATING, TWO DOUBLE BEDROOMS, SHOWER ROOM WITH LARGE SHOWER CUBICLE AND UTILITY CUPBOARD, COURTYARD AND FURTHER LANDSCAPED GARDENS TO REAR, VIEWS ACROSS THE VALLEY, GAS CENTRAL HEATING, DOUBLE GLAZING AND OFFERED TO THE MARKET CHAIN FREE.



Viewing by appointment only

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

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Description

This delightful Cotswold stone cottage has been sympathetically renovated, retaining many character features such as exposed beams and Cotswold stone. Located on popular Summer Street, with stunning views to the front across the Slad Valley and fields to Uplands and beyond. The well presented accommodation is arranged over three floors and comprises sitting room with exposed Cotswold stone fireplace and flag stone floor, modern fitted kitchen with tiled floor and underfloor heating, door out to rear courtyard. From the sitting room the stairs lead up to the first floor, which has a lovely light landing with window and window seat, bedroom 2, which is double and has a window to the front with stunning views across the valley, shower room with large cubicle and a utility cupboard plumbed for a washing machine. On the second floor is the main bedroom, with dormer windows to the rear over looking the garden, and exposed beams. Further benefits include a new heating system and new double glazing throughout.

Outside

To the front is a paved path leading to the front door, bin area to the side and a flower bed surrounded by gravel to create a seating area. To the rear is a shared courtyard area, with outside storage and steps leading up to your garden. There is a patio seating area, and then landscaped gardens, with terraces denoted with sleepers. The vendor has left this to earth for a purchaser to create what they need of a garden. The views from the top are beautiful over the chimney pots across the Slad valley and beyond.



Location

The immediate area benefits from a playing field/play area, allotments, a corner shop, pubs and schools within walking distance, a theatre and country walks. Stroud town benefits from an award-winning weekly farmers market as well as a variety of local independent shops and stores, galleries and arts events, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The "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). Other towns are easily accessible and commutable: Cirencester (10 miles), Cheltenham (15 miles); Bristol and Bath (31 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

Leave Stroud on the London Road and turn left at the 1st mini roundabout into Cornhill. Proceed into Parliament Street and continue into Bisley Old Road. Turn left into Summer Street (after the Cotswold Playhouse) and carry along and the property can be found on the right hand side as denoted by our for sale board.



Services

The property is freehold. Gas central heating, mains electricity, water and drainage are connected to the property. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast, and you are likely to have service from the main service providers Openreach and EE.

Local Authority

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

Summer Street, Stroud, GL5

Approximate Area = 589 sq ft / 54.7 sq m

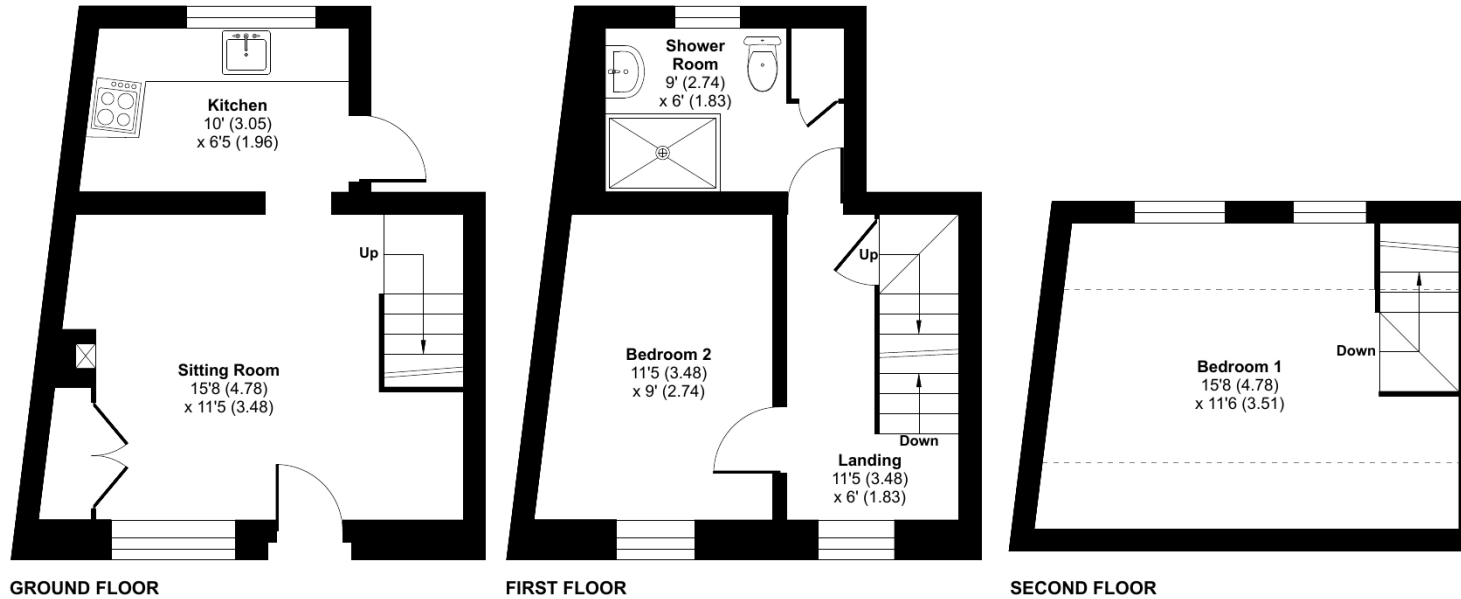
Limited Use Area(s) = 77 sq ft / 7.1 sq m

Total = 666 sq ft / 61.8 sq m

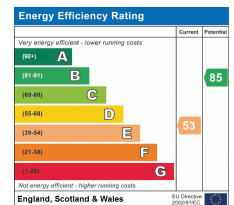
For identification only - Not to scale



Denotes restricted head height



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: 1146790



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.