



19 Burford Drive, Stroud, Gloucestershire, GL5 4EY
Guide Price £325,000

PETER JOY
Sales & Lettings



19 Burford Drive, Stroud, Gloucestershire, GL5 4EY

Chain Free - a semi detached three bedroom family home, in need of updating, located on the fringes of Stroud Town Centre with driveway parking for two cars and a garage. A fantastic opportunity in a desirable location, offering great potential to modernise and add value.

ENTRANCE PORCH, SITTING/DINING ROOM, CONSERVATORY, KITCHEN, UTILITY ROOM, DOWNSTAIRS WC, TWO DOUBLE BEDROOMS (MAIN WITH BUILT IN WARDROBES) ONE SINGLE BEDROOM, FAMILY BATHROOM, PRETTY GARDENS TO REAR, DRIVEWAY PARKING, GARAGE & OFFERED TO THE MARKET CHAIN FREE



Viewing by appointment only

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

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Description

Offered to the market chain free, this three bedroom semi-detached home presents an excellent opportunity for buyers looking to update and personalise a property to their own taste. The accommodation begins with an entrance porch featuring built-in storage, leading into a spacious sitting/dining room. A conservatory to the rear provides additional living space and overlooks the garden. The kitchen includes a useful larder cupboard and gives access to a utility room and ground floor WC. Upstairs, the first floor comprises two generous double bedrooms, the main bedroom benefiting from built-in wardrobes, a single bedroom, and a family bathroom. The front bedrooms enjoy pleasant views across Stroud towards Rodborough.

Outside

Externally, the property boasts a large patio seating area, brick-built raised beds, ornamental fruit trees, and a variety of mature shrubs, creating a well-established garden space. To the front, there is driveway parking for two vehicles and a garage with power and lighting.

Location

Cainscross benefits from well-established secondary schools, a nursery, veterinary practice and the canal walks whilst nearby Ebley benefits from a coffee shop/wine bar, a gym and children's soft play. 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

From Stroud take the A419 Cainscross Road. Continue past The Range on your left hand side. As the road straightens take the first turning on the right into Gannicox Road. Take the first right into Burford Drive and follow the road round. Number 19 will be found on the right hand side as indicated by our "For Sale" board.

Property Information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and ultrafast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

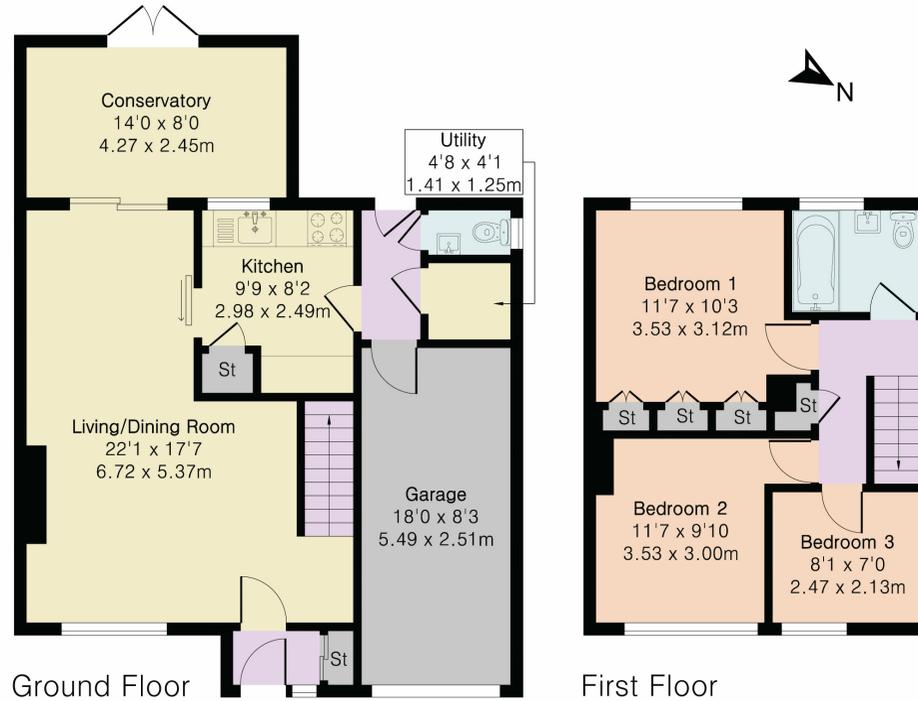
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



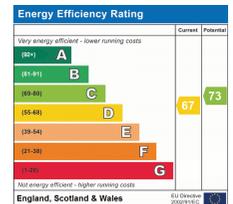
**Approximate Gross Internal Area 1134 sq ft - 105 sq m
(Including Garage)**

Ground Floor Area 746 sq ft – 69 sq m

First Floor Area 388 sq ft – 36 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.