



14 Baytree Square North, Stroud, Gloucestershire, GL5 3AE
£450,000

PETER JOY
Sales & Lettings



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An immaculate four bedroom detached family house, located at popular Dudbridge just over a mile from Stroud Town Centre. Offered to the market chain free, with driveway parking for two cars, a good sized family kitchen/dining room and a downstairs study.

SPACIOUS ENTRANCE HALL, STUDY, WC, FRONT TO BACK SITTING ROOM, GOOD SIZED FAMILY KITCHEN, UTILITY ROOM, UNDERSTAIRS STORAGE, FOUR BEDROOMS WITH BUILT IN STORAGE, MASTER BEDROOM WITH EN SUITE BATHROOM, FAMILY BATHROOM, LEVEL GARDENS TO REAR & SIDE, DRIVEWAY PARKING FOR SEVERAL CARS, GAS CENTRAL HEATING, DOUBLE GLAZING & OFFERED TO THE MARKET CHAIN FREE

Viewing by appointment only

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

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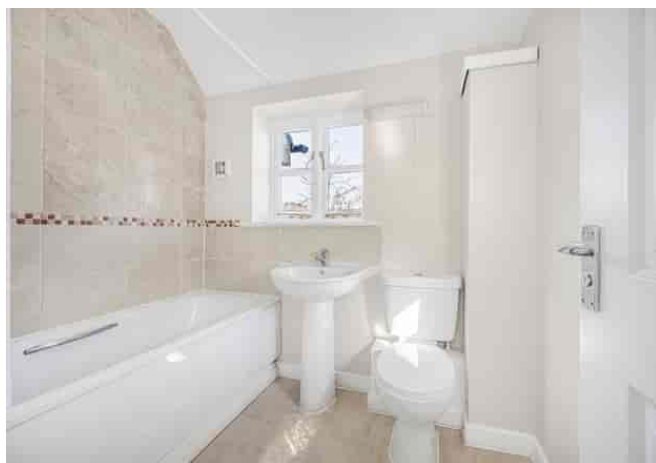


Description

An immaculate four bedroom detached house, located on a small private cul de sac at popular Dudbridge, just over a mile from Stroud Town Centre, and close to good amenities in Dudbridge, Cainscross and Cashes Green. The bright, light accommodation is arranged over two floors and comprises, large entrance hall way with understairs storage cupboard, downstairs WC, front to back sitting room with French doors to rear garden, study with dual aspect windows, good sized kitchen/dining room with doors to side and rear garden and a utility room. On the first floor there are four bedrooms all with built in cupboards, master bedroom with en-suite bathroom, and a family bathroom. Further benefits include gas central heating, double glazed throughout and being offered to the market chain free.

Outside

Outside to front is driveway parking for two/three cars, gated path entrance to front door, access around the side of the house to a small lawned side garden with ornamental tree, which in turn leads round to the main rear garden which is laid to lawn and a small paved area.



Location

Local amenities at Dudbridge include a range of shops, two supermarkets, a post office and several well regarded schools with country walks close by. Stroud town centre offers a wider range of shops and amenities. These include supermarkets, local speciality stores, a hospital, state and private schools and an award winning weekly farmers market. There is also a main line railway station, with Intercity services connecting with London (Paddington). Gloucester (9 miles), Cheltenham, Cirencester and Bristol are all within 30 miles proximity. Junction 13 of the M5 motorway is also within easy driving distance.

Directions

Leave Stroud via A419 Cainscross Road. At the Cainscross Roundabout take the first exit and at the next roundabout take the fourth exit proceeding back up the dual carriageway, take the first left which is just before the car garage into Gladfield Square, then take the first left and the property can be found on the right as denoted by our for sale board.

Services

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

Local Authority

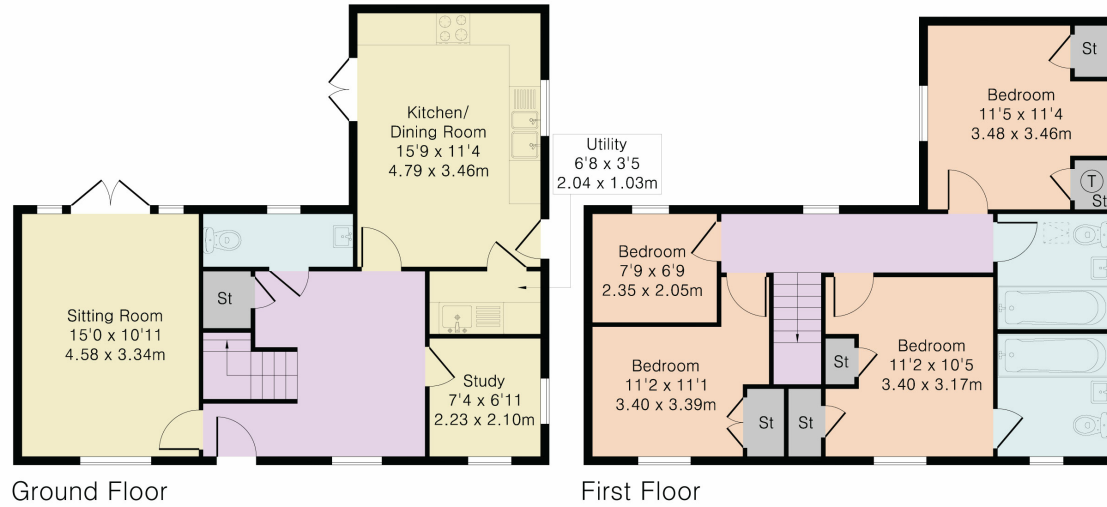
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



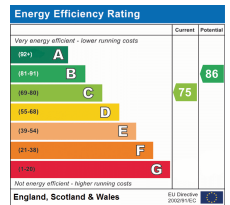
Approximate Gross Internal Area 1239 sq ft - 115 sq m

Ground Floor Area 624 sq ft – 58 sq m

First Floor Area 615 sq ft – 57 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.