



7 Hawk Close, Chalford, Stroud, Gloucestershire, GL6 8FL
Guide Price £275,000



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A two-bedroom extended home situated in a quiet cul-de-sac in Bussage. This well-presented property briefly comprises an entrance hallway, a spacious sitting, a fitted kitchen, a further reception room, cloakroom, a family bathroom and two bedrooms. The accommodation is complemented by a good-sized rear garden and off-street parking.

ENTRANCE HALLWAY, SITTING ROOM, FITTED KITCHEN, SNUG/HOME OFFICE WITH ACCESS TO THE REAR GARDEN, CLOAKROOM, TWO BEDROOMS BOTH WITH BUILD BUILT IN WARDROBES, FAMILY BATHROOM, GARDEN, AMPLE OFF ROAD PARKING STORAGE, CHAIN FREE



Viewing by appointment only

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

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Description

A well-presented end-of-terrace home tucked away in a quiet cul-de-sac on Hawk Close. The property has been thoughtfully extended to provide an additional reception room and a convenient cloakroom. The inner hallway opens into a welcoming sitting room, which in turn flows through to a fully fitted kitchen complete with a range of wall and base units and space for freestanding appliances. Beyond the kitchen is a versatile additional room, ideal for use as a dining area, home office, or extra snug. A cloakroom completes the ground floor. A spiral staircase rises from the sitting room to the first floor, where there are two bedrooms, each with built-in wardrobes and share a family bathroom.

Outside

Outside, the property offers parking for several cars to the side, along with a useful shed and additional storage. The rear garden is designed for low maintenance, featuring terraced areas with mature planting, gravel and fencing that encloses the boundary.

Location

The nearby area benefits from local convenience stores, well-established primary and secondary schools, a church, parks, village pubs, a pharmacy and takeaway options. 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 A419 London Road, and after a couple of miles, turn left onto Toadsmoor Hill, signposted Eastcombe and Bussage. Continue along Tanglewood Way for around half a mile. Turn onto Gerald's Way, take the next left onto Cuckoo Close, and then bear left onto Hawks Close. The property can be found on your left.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. 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 superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house depending on provider.

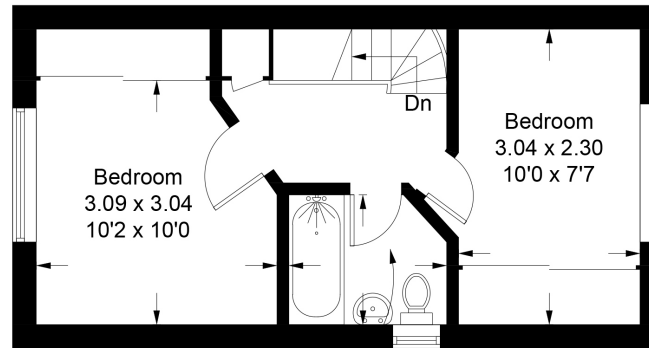
Local Authority

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

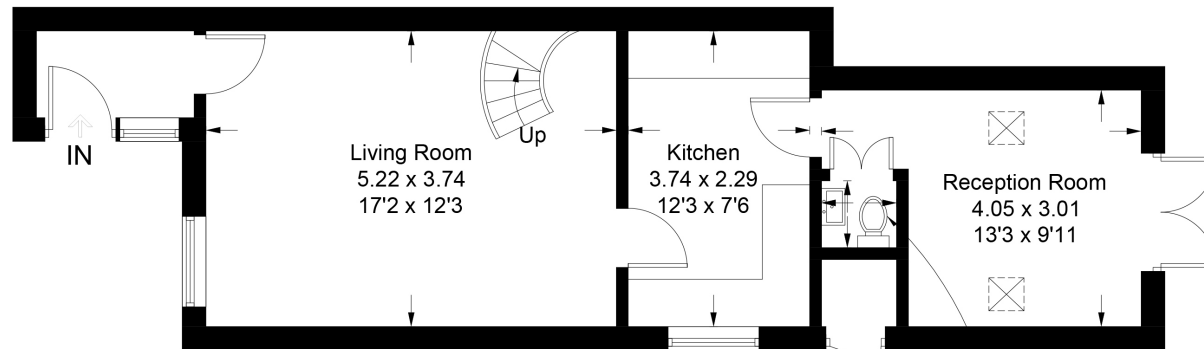


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Approximate Gross Internal Area = 71.4 sq m / 768 sq ft
(Excluding External Store)



Top Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1240536)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90+)	A	
(81-90)	B	
(69-81)	C	
(55-69)	D	
(39-55)	E	
(21-39)	F	
Not energy efficient - higher running costs	G	
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.