



40 Down View, Chalford Hill, Stroud, Gloucestershire, GL6 8NB
Guide Price £385,000



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A refurbished two-bedroom semi-detached home, tucked away in a quiet cul-de-sac. The property offers ample off-road parking, a generous landscaped rear garden, and a versatile summer house with power, heating and internet.

ENTRANCE HALLWAY, SITTING ROOM, DINING ROOM, KITCHEN, TWO BEDROOMS, FAMILY BATHROOM, GOOD SIZED REAR GARDEN, SUMMER HOUSE, AMPLE OFF ROAD PARKING, COMPLETELY REFURBISHED THROUGHOUT, GAS CENTRAL HEATING, SOLAR PANELS



Viewing by appointment only

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

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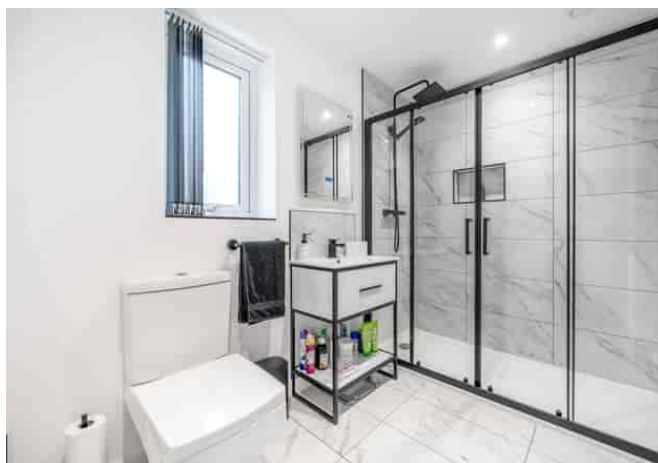


Description

Situated in a quiet cul-de-sac is this well-presented two-bedroom semi-detached bungalow. The current owner has fully refurbished the property, including landscaping the rear garden and installing a summer house complete with power, heating and internet. You enter into a central hallway with doors leading to all rooms. The open-plan kitchen, sitting room, and dining area is a standout feature. The kitchen offers a range of wall and base units, with both integrated and freestanding appliances. The sitting area includes a sliding door that opens out to the rear patio. There are two generously sized double bedrooms, both with front-facing aspects. The bedrooms are served by a modern family shower room.

Outside

Outside, to the front of the property there is gravelled driveway with ample off road parking for three cars, gated access leads to the front door and a large side access. The rear is situated over three tears. A patio is located by the sliding door. A set of steps lead to an astroturf area with steps leading to a gravelled seating area. The top sections is laid to lawn with a pathway to the right of garden leading to the summer house. This is a versatile space perfect as home office or hobbies room. The summer house features electric, heating and internet.



Location

The Kings Head pub, Chalford Sports and Social club and playing fields (hosting the annual Chalfest) are in the immediate vicinity. Local amenities at Chalford include several well regarded schools, public houses, a community shop, hairdressers, chip shop and a petrol station/garage. Nearby Bussage benefits from a doctors' surgery, a chemist, a convenience store and Chinese take away. 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 as well as. 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 London Road towards Cirencester. Proceed for several miles, passing the traffic lights at Brimscombe Corner and the sign for Chalford. Pass St Marys church and turn left into The Old Neighbourhood. Follow the hill up, turn right into Abnash and take the left fork for Burcombe Road. At the cross roads go straight over, and then turn left in front of the playing fields. Take the next left into Tylers Way and fork to the right in to Down View, follow the road round and down. Follow the road round to your right and the property can be located on your right.

Property information

The property is freehold. Gas heating, mains electricity, water and drainage. There solar panels installed. 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 available include standard and superfast, 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



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Approximate Gross Internal Area = 61.2 sq m / 659 sq ft

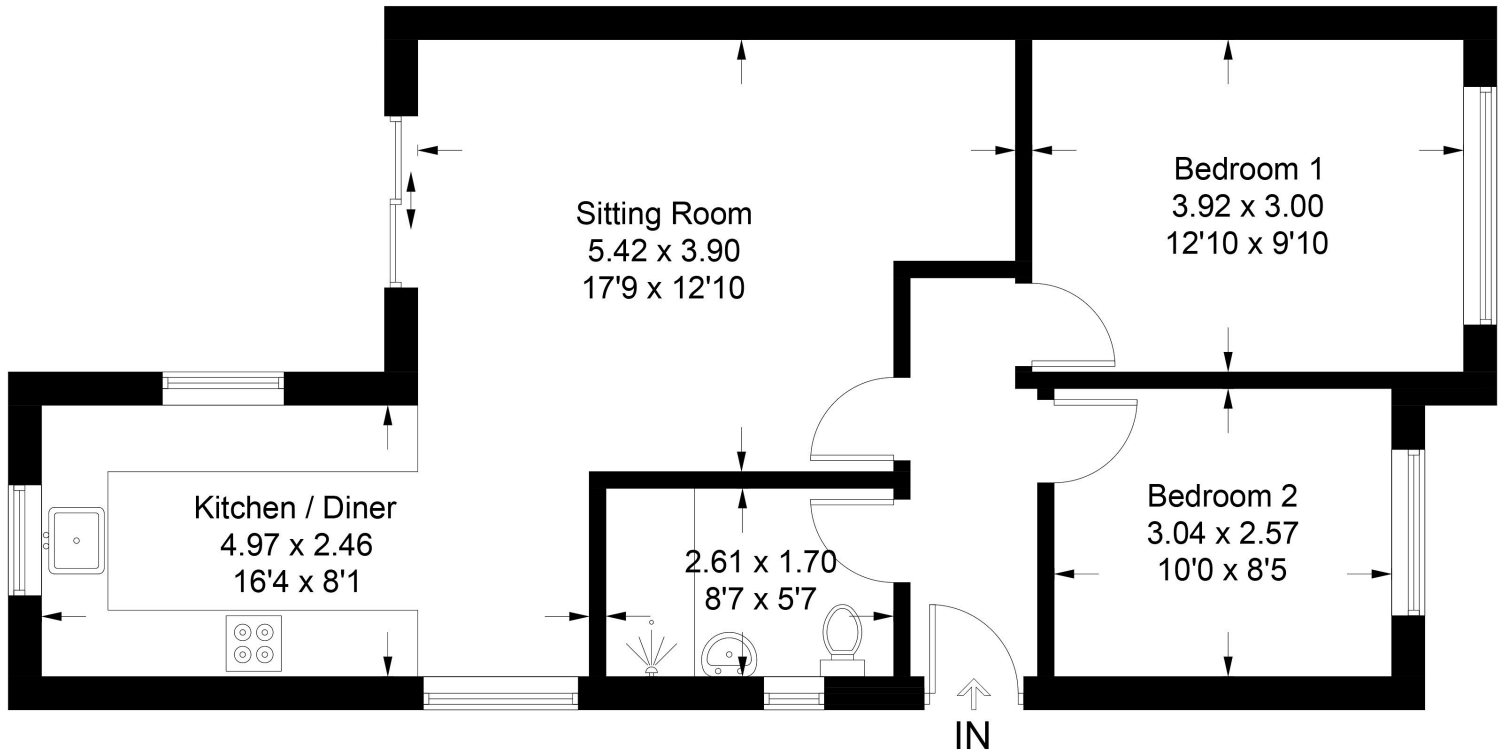


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1225315)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
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.