



23 Frome Gardens, Stroud, Gloucestershire, GL5 4LE  
Guide Price £465,000

**PETER JOY**  
Sales & Lettings



## 23 Frome Gardens, Stroud, Gloucestershire, GL5 4LE

A well-presented four-bedroom semi-detached house with spacious accommodation across two floors. Further benefits include the proximity to local amenities, garaging, ample off-road parking and a nice sized garden.

ENTRANCE HALLWAY, CLOAKROOM, SITTING ROOM, OPEN PLAN KITCHEN, DINING, SNUG WITH ACCESS TO THE REAR GARDEN, FOUR BEDROOMS, FAMILY BATHROOM, AMPLE OFF ROAD PARKING, GARAGE, REAR GARDEN, CLOSE PROXIMITY TO AMENITIES THE CANAL PATH AND SCHOOLING, OFFERED TO MARKET CHAIN FREE



Viewing by appointment only

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

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### Description

23 Frome Gardens is a well-presented semi-detached home, tucked away in a quiet cul-de-sac beside the Stroudwater Canal. The road is consistently popular, with properties rarely coming to market as residents tend to stay for many years. This is not only due to the attractive waterside setting, but also the convenient access to local shops, amenities, and well-regarded schools.

The property has been traditionally built under a pitched tiled roof and has been carefully maintained over time. You enter into a spacious hallway, with access to a cloakroom, an understairs cupboard and the sitting room. The sitting room is a bright and welcoming space, with sliding doors opening to the front. As shown on the floorplan, the open-plan kitchen, dining and snug area creates a fantastic social space, filled with natural light and with direct access to the rear garden. From the dining area, stairs lead to the first floor. Upstairs, there are four well-proportioned bedrooms, with the main bedroom measuring 15'5 x 8'5 and benefiting from built-in wardrobes. All four bedrooms are served by a modern family bathroom.

### Outside

To the front of the property there is ample off-road parking, along with access to the garage and low-maintenance borders. Side access leads through to the rear garden, which features well-stocked borders, a lawn and a seating area positioned at the top of the garden perfect for al fresco dining.

### Location

Walk over the bridge and you're on the canal path, just a short walk from amenities at The Wharf include a bistro, bar, beauty and salon. The house is also in easy walking distance of three supermarkets, a primary school, with a playing field just on the other side of the canal. Stroud town is within easy reach and 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. 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), Swindon (25 miles) and junction 13 of the M5 are all within comfortable driving distance.

### Directions

From Stroud take the A419 Cainscross Road. Continue past Homebase on your left hand side. As the road straightens proceed past the schools on your right and the school sports hall on your left. Take the second exit straight over the roundabout and continue through the traffic lights. Take the next road on your left into Frome Gardens. Bear right, and the property can be found a little way along on the right.

### Property Information

The property is freehold. Gas central heating, mains electricity, water and drainage. 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 ultrafast, and mobile voice and data services should be available from all major networks, although service may be limited on EE.

### Local Authority

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

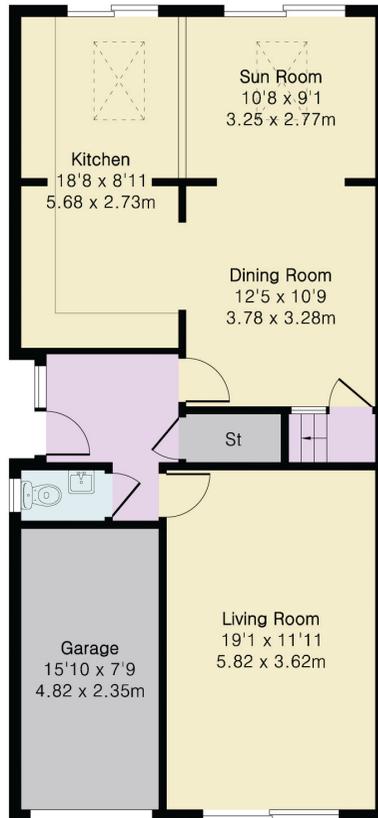


**Approximate Gross Internal Area 1418 sq ft - 132 sq m  
(Excluding Garage)**

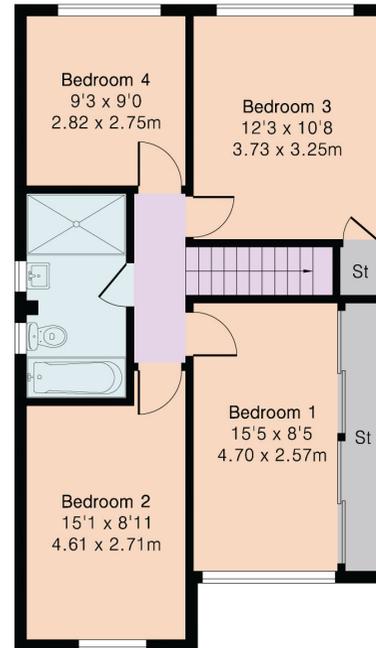
Ground Floor Area 754 sq ft – 70 sq m

First Floor Area 664 sq ft – 62 sq m

Garage Area 124 sq ft – 12 sq m



Ground Floor



First Floor

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.