



8 Erin Park, Stroud, Gloucestershire, GL5 3TW
Guide Price £295,000

PETER JOY
Sales & Lettings



8 Erin Park, Stroud, Gloucestershire, GL5 3TW

A renovated two-bedroom terraced home situated in a quiet cul-de-sac. This charming 1930's property offers spacious accommodation across two levels, featuring good sized garden, a lovely outlook and off-street parking and within easy reach of local amenities.

ENTRANCE, SITTING ROOM, KITCHEN/DINER ROOM, TWO BEDROOM, FAMILY BATHROOM, GOOD SIZED REAR GARDEN, AMPLE PARKING, LOVELY OUTLOOK, PRESENTED IN VERY GOOD ORDER, CLOSE TO AMENITIES.

Viewing by appointment only

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

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Description

Located in a quiet cul-de-sac and within close proximity to Stroud town centre lies this charming 1930s terraced home has been thoughtfully renovated. The updates include a full rewire, a new kitchen and a new bathroom. Upon entering the property, you'll find stairs leading to the first floor and a door that opens into the light-filled sitting room. This sitting room features a bay-fronted window overlooking the front aspect and an enclosed wood burner. The sitting room flows seamlessly into the kitchen/dining room, which offers a range of wall and base units and a door leading to the rear garden. The first floor hosts two generously sized bedrooms, with the main bedroom featuring a built-in wardrobe. The modern family bathroom is also located on this level.

Outside

The gardens are a delightful feature of this property. At the front, a block-paved driveway provides parking for two cars. The sunny rear garden is mainly laid to lawn with mature shrubs and enclosed by fencing. At the top of the garden, a gravelled area with a table and chairs offers an ideal spot for alfresco dining.

Location

The property is situated at Lightpill, in the parish of Rodborough. Rodborough benefits from two well-established primary schools, two churches, parks and play areas, various village pubs and of course the Commons, whilst nearby Dudbridge has three supermarkets, a bowls club, playing field and a petrol station. 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 A46 Bath Road towards Nailsworth and proceed over the Golden Cross junction. Turn into Eros Close which can be found on the left hand side and then take the first right into Erin Park and the property can be found at the bottom of the cul-de-sac on the left hand side

Services

The property is freehold. Electric 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 standard, superfast and ultrafast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Agents Note

A shared access runs along the rear of the property. Please contact the agent for more information.

Local Authority

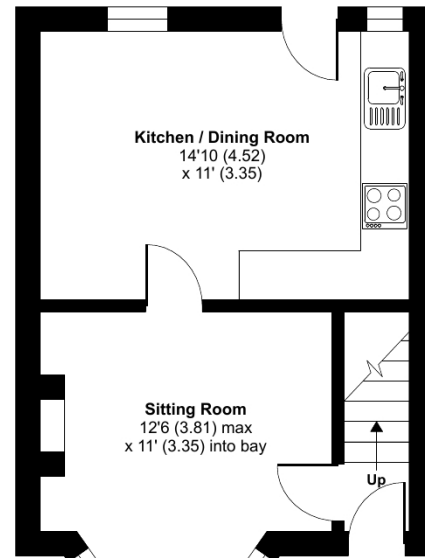
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



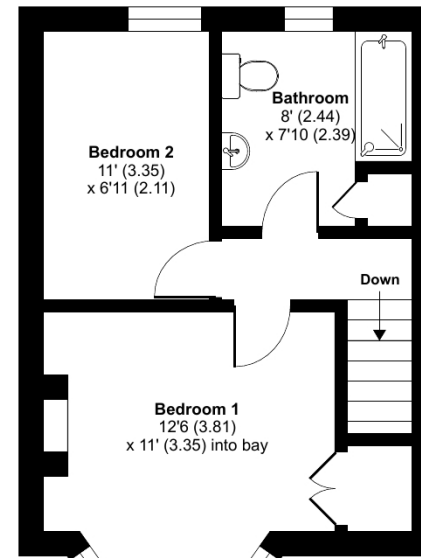
Erin Park, Stroud, GL5

Approximate Area = 646 sq ft / 60 sq m

For identification only - Not to scale



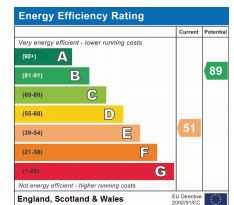
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1189550



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.