



3 Frome Gardens, Cainscross, Stroud, Gloucestershire, GL5 4LE
£465,000



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A well presented four bedroom semi-detached house with spacious accommodation for all the family situated in a sought after cul de sac location in an ideal location next to the Stroud Water Canal

ENTRANCE HALL, CLOAKROOM/W.C, 19' SITTING ROOM, 20' KITCHEN/FAMILY ROOM, GARDEN ROOM, FOUR BEDROOMS, BATHROOM, INTEGRAL GARAGE, PARKING, GARDENS TO FRONT AND REAR

Viewing by appointment only

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

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Email: stroud@peterjoy.co.uk





Description

3 Frome Gardens is a well presented semi detached house in a quiet cul de sac by the Stroudwater canal. This road is always popular and properties here are rarely available - people tend to stay in Frome Gardens for many years. This is partly due to the waterside setting, but also because of how well placed the road is for local shops, amenities and schools.

The property is built using traditional methods under a pitched tiled roof and has been the subject of improvement during the current owners tenure, with spacious accommodation arranged over two floors. An entrance hall, cloakroom/W.c, 19' sitting room, 20' kitchen/family room and connecting garden room are on the ground floor. A staircase leads up from the hall to the first floor, with a landing, four bedrooms and a bathroom on this level. The property is tastefully decorated and the windows at the front on the first floor look over the canal. A must view in our opinion, ring today to book an appointment.

Outside

The property benefits from an integral garage, parking and gardens to the front and rear. The front garden is open plan and laid to lawn, with the drive to the side. There is a gated side access that leads through to the rear garden. There is a paved area to the immediate rear of the house, and glazed doors slide open from the garden room onto this area. Steps then lead up into the garden past gravelled and planted terraces to a larger level area. This is paved, with plenty of space for a outdoor sofa and a table and chair set. There is another level above this, with a summer house and shed sited here.



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 on the right.

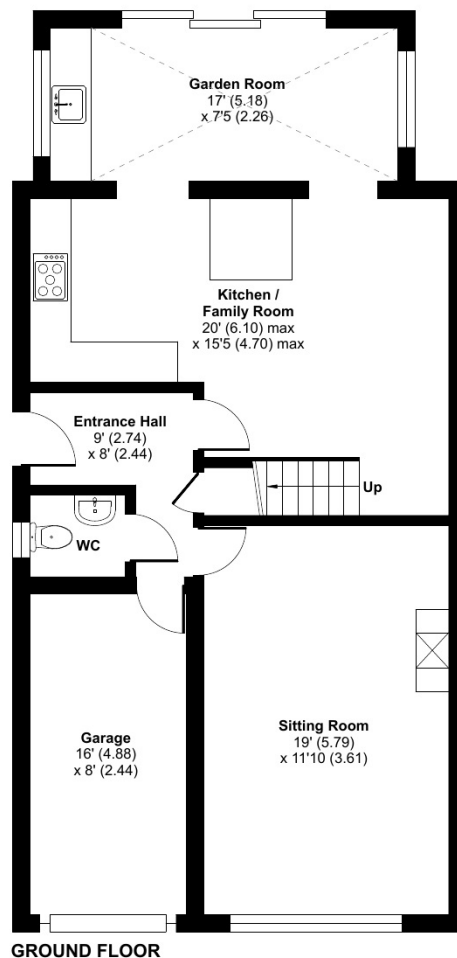
Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. 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





Frome Gardens, Stroud, GL5

Approximate Area = 1365 sq ft / 126.8 sq m

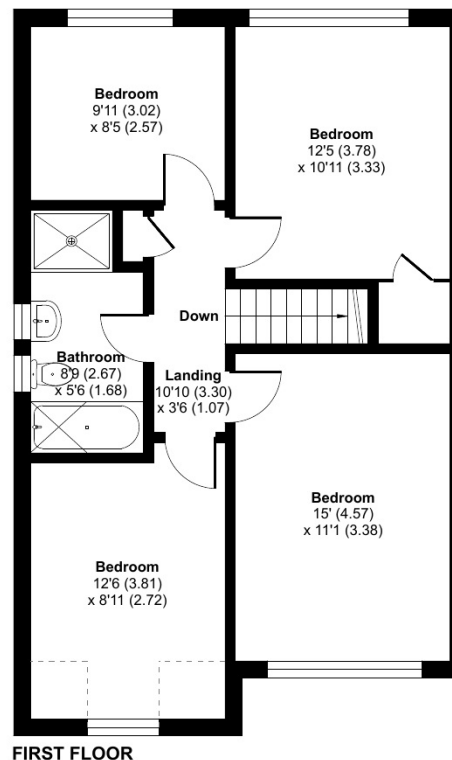
Limited Use Area(s) = 16 sq ft / 1.4 sq m

Garage = 120 sq ft / 11.1 sq m

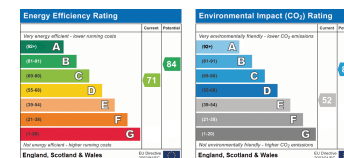
Total = 1501 sq ft / 139.3 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1208029



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.