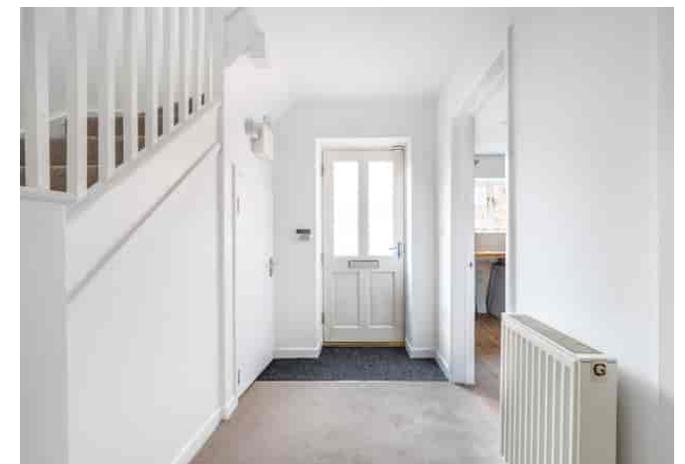




4 Baytree Square North, Stroud, Gloucestershire, GL5 3AE
Guide Price £275,000



4 Baytree Square North, Stroud, Gloucestershire, GL5 3AE

Chain Free - A newly redecorated and carpeted modern three/four bedroom house situated in a courtyard development just over a mile from Stroud town centre, with allocated parking for two cars, gas central heating and double glazed throughout.

ENTRANCE HALL, KITCHEN, SITTING ROOM, DOWNSTAIRS WC, THREE BEDROOMS (MASTER WITH EN SUITE SHOWER ROOM), BOX ROOM IDEAL AS A NURSERY OR STUDY, FAMILY BATHROOM, FRONT GARDEN, CAR PORT PARKING FOR TWO CARS, GAS CENTRAL HEATING, DOUBLE GLAZING & OFFERED TO THE MARKET CHAIN FREE

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

A newly redecorated and recarpeted three/four bedroom end terrace house, with light accommodation arranged over two floors. Situated in Dudbridge, just over a mile from Stroud town centre with all its amenities and transport links. Locally there are a supermarkets, take aways, a play park and the Stroud Water Canal, offering delightful walks. On the ground floor is an entrance hall with downstairs WC, stairs to first floor and doors to the lounge/dining room, kitchen with good range of wall and base units and an integrated oven and hob and an understairs cupboard. The first floor offers a landing with airing/storage cupboard, two double bedrooms (master with en suite shower room), a single bedroom and a box room ideal as a nursery or study and a family bathroom. Further benefits include gas central heating, double glazing throughout and offered to the market chain free.

Outside

To the front is a path leading to the front door and a level lawned garden with hedged and fenced boundaries. To the rear is a paved path for maintenance access. Parking for two cars in tandem in a car port is situated next door to the house.

Location

Local amenities at Dudbridge include a range of shops, two supermarkets, a post office and several well regarded schools with country walks close by. Stroud town centre offers a wider range of shops and amenities. These include supermarkets, local speciality stores, a hospital, state and private schools and an award winning weekly farmers market. There is also a main line railway station, with Intercity services connecting with London (Paddington). Gloucester (9 miles), Cheltenham, Cirencester and Bristol are all within 30 miles proximity. Junction 13 of the M5 motorway is also within easy driving distance.

Directions

Leave Stroud via A419 Cainscross Road. At the Cainscross Roundabout take the first exit and at the next roundabout take the fourth exit proceeding back up the dual carriageway, take the first left which is just before the car garage into Gladfield Square, then take the first left and the property can be found on the left as denoted by our for sale board.

Property Information

The property is freehold. Gas 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 and ultra fast, 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 = 97.5 sq m / 1049 sq ft

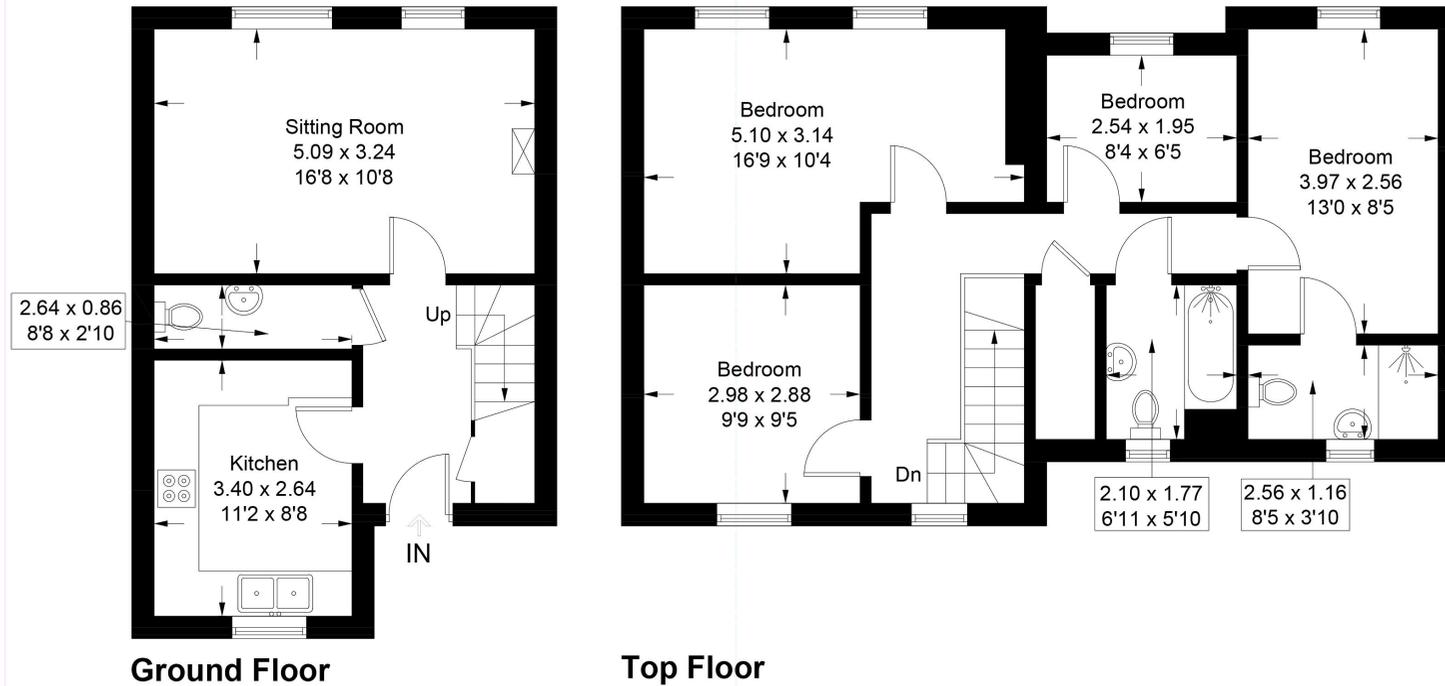


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275929)

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
89-91	A		
81-88	B		87
69-80	C	74	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Less 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.