



42 Langtoft Road, Stroud, Gloucestershire, GL5 1NJ  
Guide Price £370,000

**PETER JOY**  
Sales & Lettings





## 42 Langtoft Road, Stroud, Gloucestershire, GL5 1NJ

A two-bedroom detached bungalow situated in an elevated position in Stroud, offering spacious, single-level living accommodation. The property features two generously sized bedrooms, a family bathroom, and an en-suite shower room to the main bedroom. Outside, you'll find a low-maintenance rear garden, ample parking space, and a triple garage, providing plenty of storage.

ENTRANCE PORCH, KITCHEN/DINING AREA, SITTING ROOM WITH FRONT ASPECT VIEWS, TWO BEDROOMS, MAIN BEDROOM WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM, TRIPLE GARAGE SPACE, AMPLE PARKING, ENCLOSED LOW MAINTENANCE GARDEN, BALCONY OVERLOOKING FANTASTIC VIEWS.



Viewing by appointment only

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

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### Description

A two-bedroom detached bungalow offering spacious single-level living. This spacious home, providing a total of 1,733 sq. ft. of accommodation and stunning views, is brought to the market chain-free. Steps from the parking area lead to a side entrance porch, which opens into a well-appointed kitchen/dining area. The kitchen features a range of wall and base units, along with integrated appliances, while the sink has been thoughtfully positioned to capture the lovely views across the valley. From the kitchen, a hallway provides access to all principal rooms. The generously sized sitting room, with its front-facing aspect and sliding door leading to the balcony, serves as a welcoming social space. There are two well-proportioned bedrooms and a family bathroom. The main bedroom benefits from an en-suite shower room.

### Outside

At the front of the property, there is ample parking with easy access to the garages. The garages are a great addition, featuring two separate entrances and a central section, making them perfect for storage or a workshop space. The rear garden is low-maintenance, with paved area and fully enclosed walls for privacy. A balcony to the front stretches across the width of the property, offering fantastic panoramic views.

### Location

Stroud town, along with delightful countryside walks are just a short drive or walk away. Stroud town benefits from the popular and 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 in 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) and Swindon (25 miles) are all within comfortable driving distance.

### Directions

From Stroud town at the roundabout by Brunel Mall take the first exit up Cornhill. Follow the road up the hill as it turns to Parliament Street and eventually Bisley Old Road. Follow up the hill passing the turnings for Summer Street, Clare Court and Belmont Road. Turn left into Reservoir Road and follow the road down and round to the right onto Langtoft Road. The property is located on your right just after turning onto Langtoft Road.

### Services

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 standard, superfast and ultrafast broadband, 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

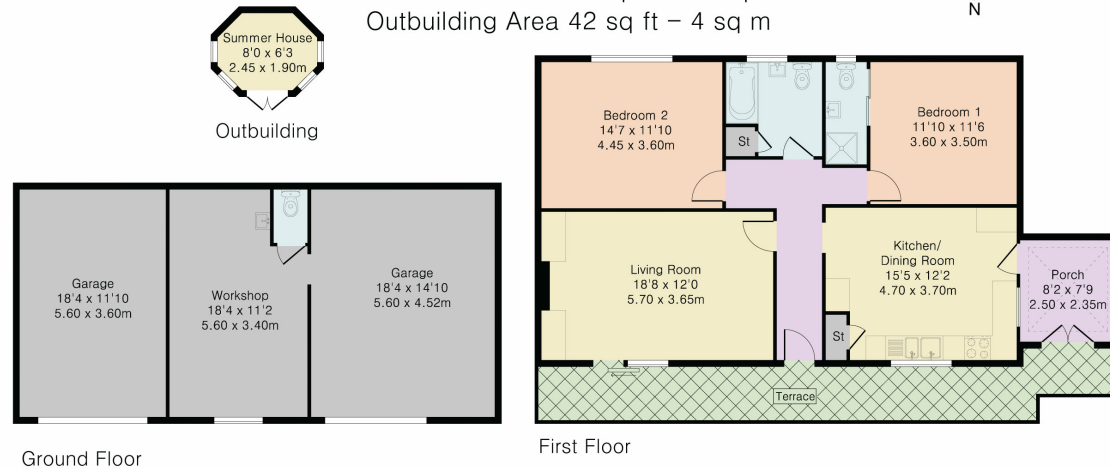


### Approximate Gross Internal Area 1733 sq ft - 161 sq m

Ground Floor Area 704 sq ft – 65 sq m

First Floor Area 987 sq ft – 92 sq m

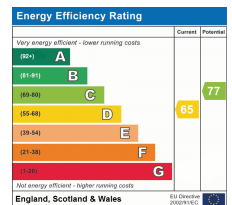
Outbuilding Area 42 sq ft – 4 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.