



9 Graces Field, Stroud, Gloucestershire, GL5 4EN
Guide price £330,000

PETER JOY
Sales & Lettings



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A well-presented three-bedroom semi-detached home, situated in a quiet cul-de-sac on the outskirts of Stroud town. The property has been redecorated throughout and benefits from new flooring throughout. Further benefits include a garage, off-road parking and an enclosed garden. The property is offered to the market chain free.

ENTRANCE HALLWAY, FITTED KITCHEN WITH INTEGRATED OVEN/HOB, DOWNSTAIRS W/C, LARGE LIVING/DINING ROOM WITH DOUBLE DOORS TO THE REAR GARDEN, SECOND BEDROOM WITH TWO CUPBOARD HOUSING THE BOILER AND SOLAR THERMAL EQUIPMENT, THIRD BEDROOM, FAMILY BATHROOM, MAIN BEDROOM WITH EN-SUITE SHOWER ROOM, EAVES STORAGE AND A LARGE DORMER WINDOW, REAR GARDEN WITH DECKED AND PATIO SEATING, GARAGE AND PARKING, VIEWS TO RODBOROUGH, TOWN, AMENITIES & WALKS NEARBY – 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 modern three-storey, three-bedroom semi-detached home located in Graces Field, just off Stratford Road and within easy reach of the town centre. The area is well positioned, with a leisure centre, three secondary schools, parks and a supermarket all close by, as well as straightforward access to Stroud's shops, amenities and train station.

On the ground floor there is an entrance hallway, a fitted kitchen with a mix of integrated and freestanding appliances and a downstairs WC. To the rear, the living/dining room is bright and well-proportioned space, with double doors opening out to the garden. Stairs from the hallway lead to the first floor where you will find two bedrooms and the family bathroom. The main bedroom is set on the top floor and includes an en-suite shower room, useful eaves storage and a large dormer window with views across Stroud.

Outside

The rear garden, accessible from the living room, with a shared side access. The garden is mainly laid to low-maintenance stone chippings and also features a decked seating area, mature trees and fence panelled boundaries. The property further benefits from a single garage to the front of the property, with allocated parking directly in front.



Location

Graces Field is a popular cul de sac on the outskirts of Stroud. The immediate area benefits from well regarded secondary schools, a supermarket and convenience store, a post office, a leisure centre and park, two pubs as well as a regular bus service into town. 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 redeveloped 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 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 take the A46 past Merrywalks past the cinema and bus stops, taking the first exit at the roundabout. When you reach the next roundabout, again, take the first exit passing Tesco on your left hand side. Continue on Stratford Road over a further three mini roundabouts and then take the right hand turn into Graces Field. Take the first left and the property can be found straight ahead. A member of team will be there to welcome you in.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage, with additional hot water heating via solar panels. 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.

Local Authority

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



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Approximate Gross Internal Area = 80.2 sq m / 863 sq ft
 Garage = 18.0 sq m / 194 sq ft
 Total = 98.2 sq m / 1057 sq ft
 (Including Eaves)

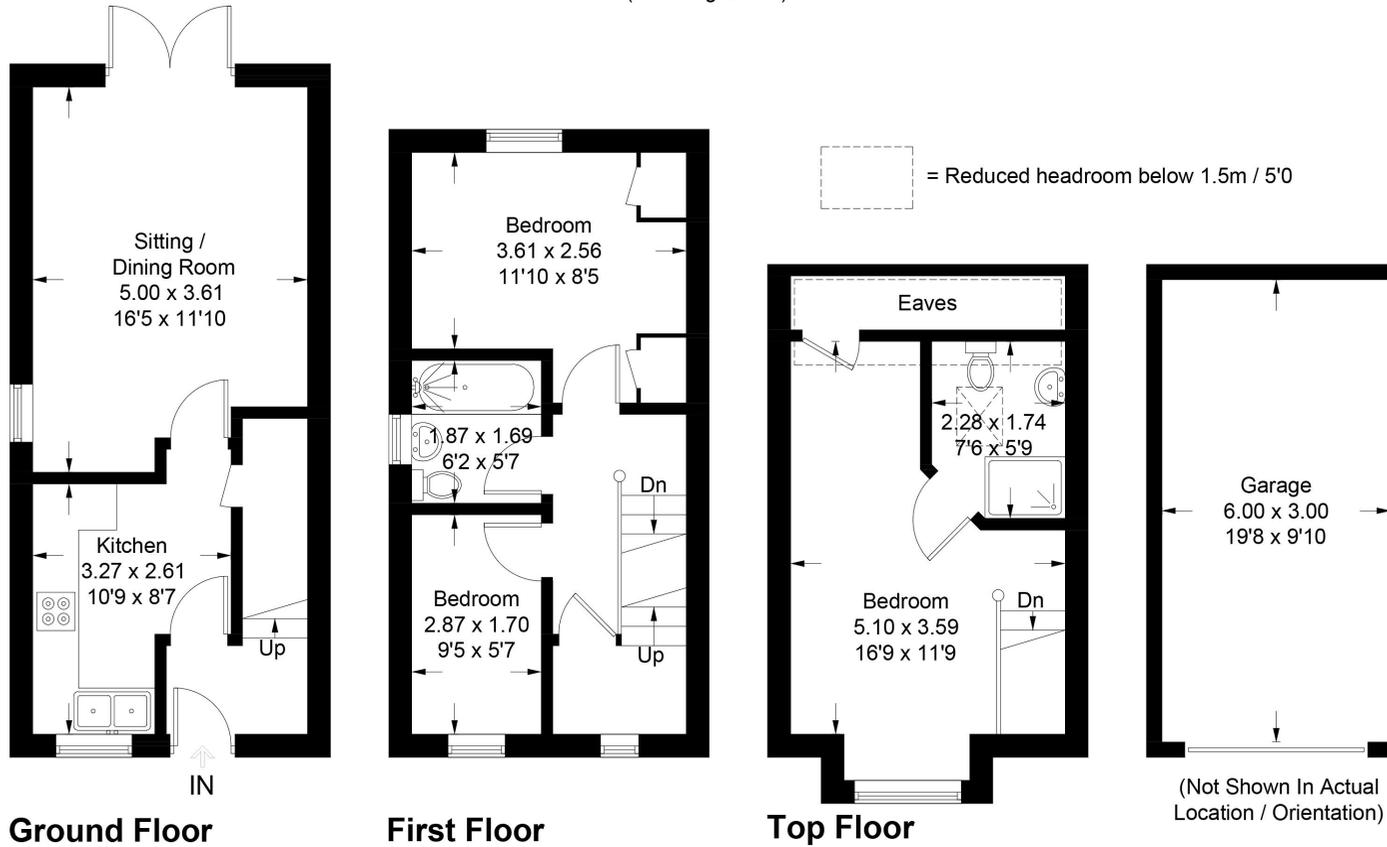
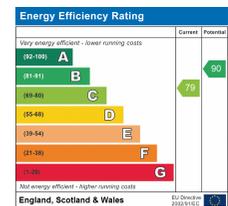


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277732)



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.