



7 Lypiatt View, Bussage, Stroud, Gloucestershire, GL6 8DA  
Guide Price £395,000

**PETER JOY**  
Sales & Lettings



## 7 Lypiatt View, Bussage, Stroud, Gloucestershire, GL6 8DA

A three-bedroom detached bungalow situated in a quiet cul-de-sac. The property offers three well-proportioned bedrooms, a generous garden, a double garage, and ample parking. Offered to the market chain-free.

ENTRANCE HALLWAY, SITTING ROOM, DINING ROOM, CONSERVATORY, KITCHEN, THREE BEDROOMS, FAMILY BATHROOM, FRONT AND REAR GARDEN, DOUBLE GARAGE, PARKING, QUIET CUL-DE-SAC, CLOSE TO AMENITIES



Viewing by appointment only

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

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### Description

A chain-free bungalow located in a quiet cul-de-sac in Lypiatt View, offering a fantastic opportunity to modernise and make it your own. The spacious hallway provides access to all rooms. To the right, you'll find the bright and airy sitting room with a double aspect, which leads into the dining room, where a large window overlooks the rear garden. From here, you can access both the conservatory and the kitchen. The conservatory features two sets of doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units and includes space for freestanding appliances. The bungalow offers three well-proportioned bedrooms, all of which share a family bathroom.

### Outside

Gardens extend to both the front and rear of the property. The front garden is laid to lawn with mature shrubs, while off-road parking and access to the two garages are located to the side. The enclosed rear garden is also mainly laid to lawn and features a natural pond, along with access to the rear of the garage. The bungalow benefits from full wraparound gardens, offering plenty of outdoor space.



### Location

Bussage along with neighbouring villages Chalford, Brownhill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, two Cotswold pubs, a GP surgery, pharmacy, a post office and a shop in the area. 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 A419 London Road and after a couple of miles turn left into Toadsmoor Hill signposted Eastcombe and Bussage. Proceed up to the top of the hill through the traffic lights and turn right into the Ridgeway. Take the third right into Lypiatt View and follow the road and you will note the property on your left noted by a 'for sale' sign.

### Services

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

### Local Authority

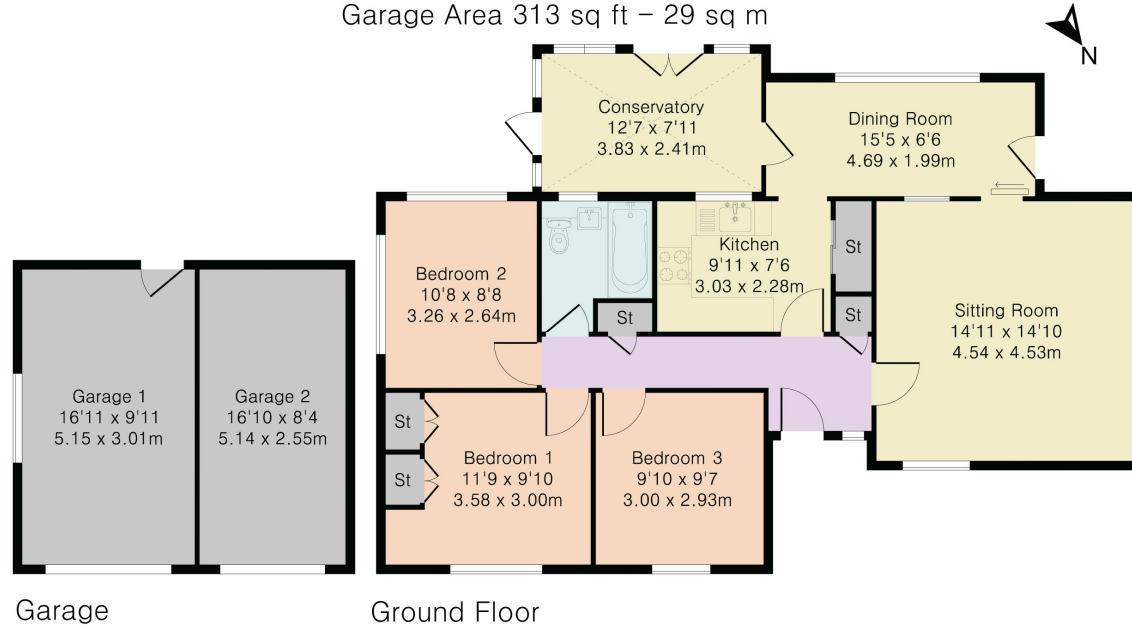
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



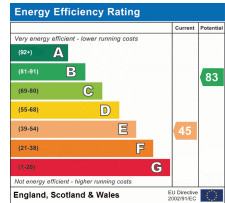
**Approximate Gross Internal Area 1281 sq ft - 119 sq m**

Ground Floor Area 968 sq ft – 90 sq m

Garage Area 313 sq ft – 29 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.



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.