



65 Slad Road, Stroud, Gloucestershire, GL5 1QX
Price Guide £325,000

PETER JOY
Sales & Lettings



65 Slad Road, Stroud, Gloucestershire, GL5 1QX

For renovation - A handsome red brick semi detached Victorian house on the edge of Stroud town with two reception rooms, three bedrooms, gardens to front and rear and a garage and parking, offered to the market with no onward chain (Draft details)

ENTRANCE HALL, SITTING ROOM WITH BAY WINDOW, DINING ROOM, KITCHEN, BATHROOM, THREE BEDROOMS, GARDEN TO FRONT AND REAR, GARAGE AND PARKING, CHAIN FREE.

Viewing by appointment only

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

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Description

65 Slad Road is a handsome semi detached house in a prominent position above Slad Road on the edge of Stroud town. This position is very much part of the thriving local community, with the shops, amenities and train station of the town within easy reach and the local park just up the road. The house is Victorian, and built from red brick. It is clean and tidy and has obviously been well cared for, but is now in need of renovation. On the ground floor, the house comprises an entrance hallway with parquet flooring, a bay-fronted living room with fireplace, inner hall with understairs cupboard/larder, dining room, kitchen with access to the garden and a downstairs bathroom with shower over the bath. On the first floor is a bright landing with airing cupboard and three bedrooms. The property is offered with no onward chain, and presents a unique opportunity for a buyer to modernise a character home to their own standard and taste.

Outside

The property benefits from gardens to the front and rear, a garage and parking. A shared gateway leads to steps that take you up to the front garden, with a path to the front door. The terraced garden to the rear benefits from a red brick courtyard seating area, two outbuildings with power and light, a side access, stone chipped terrace and a greenhouse. A large garage with inspection pit, power and light is at the very top of the plot, and this is accessed from Uplands Road, with parking to the front of the garage.



Location

Slad Road is on the outskirts of Stroud, just below the Uplands area. Uplands benefits from a well-established primary school, All Saints church, nearby allotments, convenience stores, a playing field, twoparks and outstanding countryside walks in nearby Slad. Stroud town has a wide range of shops and amenities, including supermarkets, local speciality stores, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles), Swindon (25 miles), Bristol and Bath (25 miles) are all within comfortable driving distance.

Directions

From Stroud take the B4070 Slad Road. Pass the turning for Folly Lane/Birches Drive on your left and continue past the park, also on the left. Turn left before the Fountain pub, and then left again into Uplands Road. The garage for the property is then found on the left. Steps lead down to the back of the house, which then fronts on to Slad Road.



Property information

The property is freehold, and the title is unregistered. Mains electricity, water and drainage are connected to the house. 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 you should have mobile voice calling and data service from Three, voice calling service from O2 and Vodafone, but limited service from EE. Data service from EE, O2 and Vodafone may be limited.

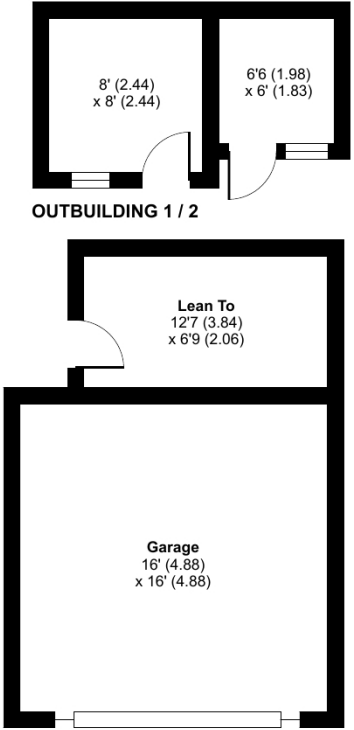
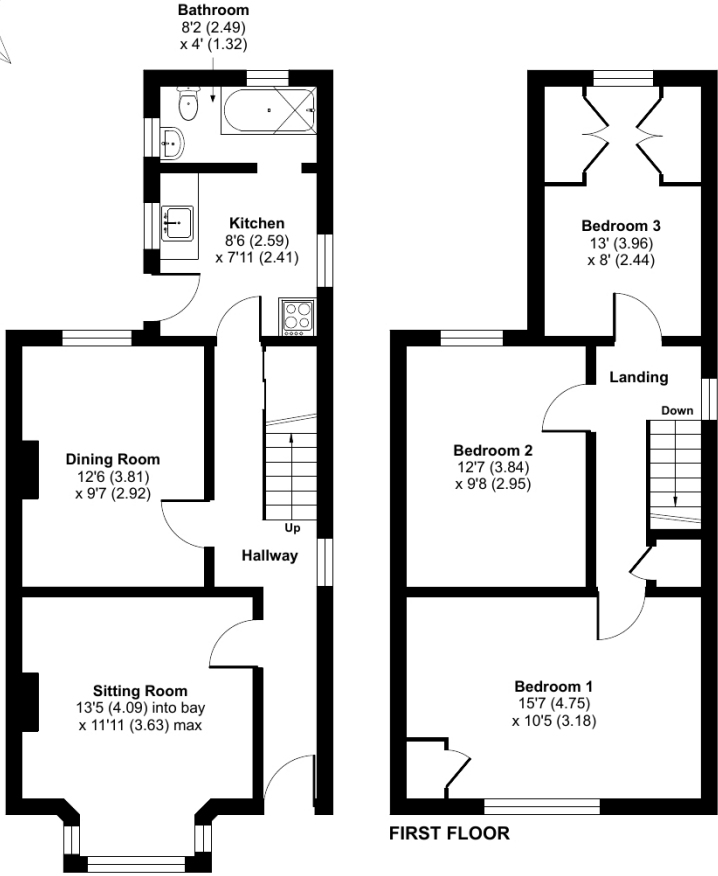
Local Authority

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

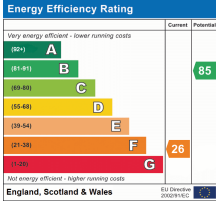
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Approximate Area = 960 sq ft / 89.1 sq m (excludes lean to)
 Outbuildings = 103 sq ft / 9.5 sq m
 Garage = 256 sq ft / 23.7 sq m
 Total = 1319 sq ft / 122.3 sq m

For identification only - Not to scale



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: 1133310



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.