



14a Parliament Street, Stroud, Gloucestershire, GL5 1DP  
£325,000

**PETER JOY**  
Sales & Lettings



## 14a Parliament Street, Stroud, Gloucestershire, GL5 1DP

A well presented attached modern house in a prominent position just above Stroud centre with a 15' sitting room, 14' kitchen, three double bedrooms and a south facing rear garden.

ENTRANCE HALL, 15' SITTING ROOM, 14' KITCHEN, THREE DOUBLE BEDROOMS, BATHROOM AND A PRIVATE, SOUTH FACING REAR GARDEN



Viewing by appointment only

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

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#### Description

Here's an interesting, spacious attached modern house in an elevated position just above Stroud centre. This position is very much part of the inclusive local community, with the shops, amenities and train of the town just down the hill and a good view over the valley from the first and second floors. The property was built in the 1980's between two older buildings, and is actually detached from any other dwellings. It is built using traditional methods, with accommodation is arranged over three floors. An entrance hall (with some clever shoe storage), 15' sitting room and 14' kitchen/breakfast room are on the ground floor. A staircase leads up from the hall to the first floor, with a spacious landing with room for a study/office area, bathroom and two double bedrooms on this level. The largest bedroom is at the top of the house. This room measures 18' 15', with plenty of space to create an en suite shower room here subject to building regulations if a buyer wanted to.

#### Outside

The property has a garden at the rear. This is accessed via a door to the left of the property, which leads into a passageway and then on to the garden space. The south facing area is private and sunny, and the owner has worked hard to create a great family space here. There is built in seating at the rear of the space, and a raised children's den, with useful storage underneath. There is a paved area to the side of the house, with the majority of the garden fitted with easy to keep artificial lawn.



#### Location

The property is situated just above the centre of Stroud, our wonderful town. Stroud 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 "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 our Brimscombe office head west on the A417. Continue into Stroud town, and before you enter the centre turn right into Cornhill. Continue up, and pass over the zebra crossing and past the turning for Nelson Street on your right. The property can then be found some way up Parliament Street on the right, before the turning to Acre Street on the right.



#### Property Information

The property is freehold. Gas heating, mains electricity, water and drainage. The neighbouring garage has a right to access their boundary wall for maintenance. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the standard broadband service is available, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone). AGENTS NOTE - Planning permission was granted for a mixed residential/commercial development on the land across the road from the property. Please refer to the Stroud District Council planning website reference S.20/0856/FUL for more information.

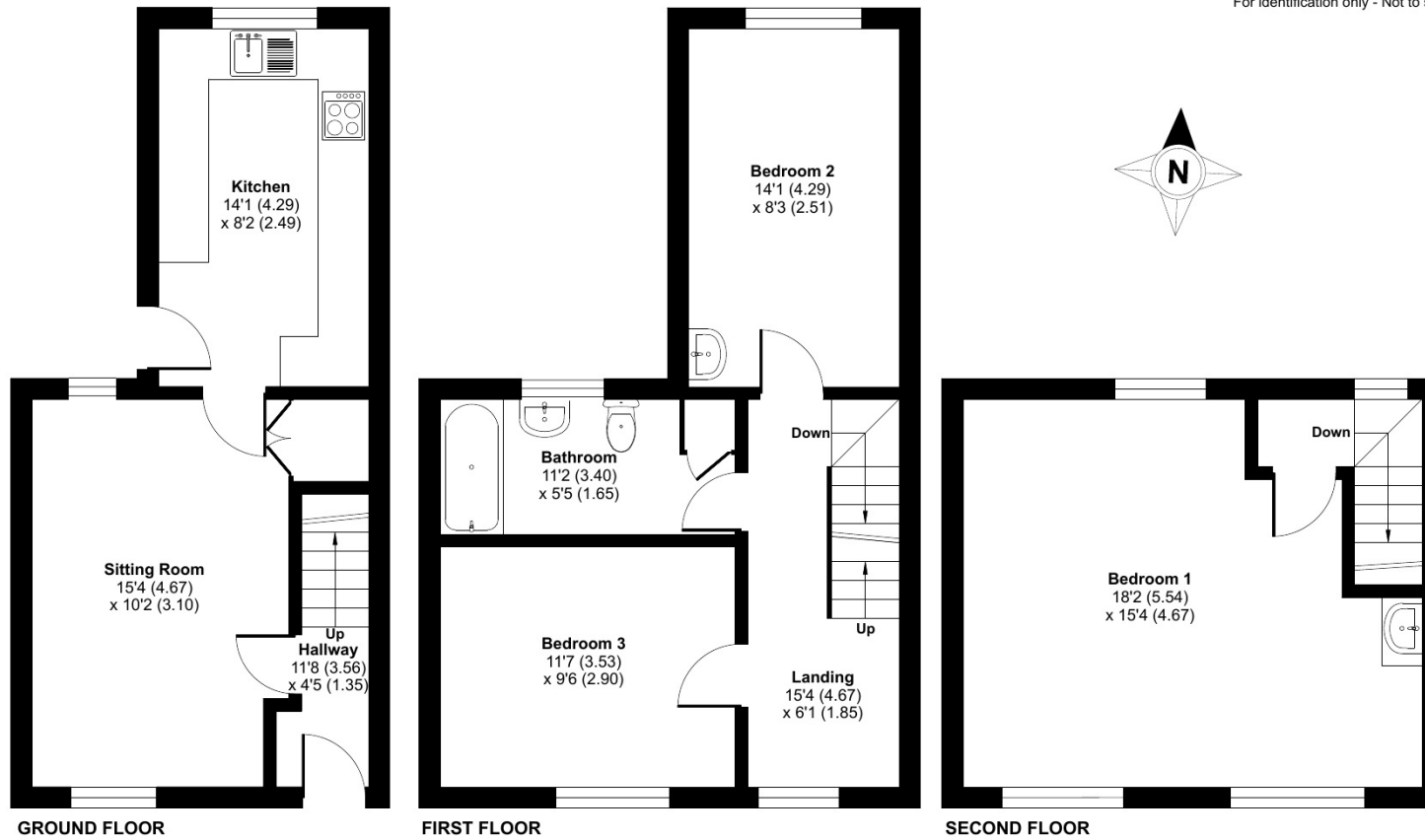
#### Local Authority

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

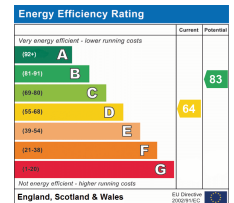
# Parliament Street, Stroud, GL5

Approximate Area = 1007 sq ft / 93.5 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: 1116491



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.