



37 Stonecote Ridge, Bussage, Stroud, Gloucestershire, GL6 8JY
Offers in Excess of £400,000

PETER JOY
Sales & Lettings



37 Stonecote Ridge, Bussage, Stroud, Gloucestershire, GL6 8JY

A very well presented detached family home located in the heart of Bussage, with good accommodation, delightful garden, garage, off street parking and offering excellent access to the local schools and amenities. Marketed Chain Free.

ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, WC, KITCHEN/DINING ROOM, CONSERVATORY, TWO DOUBLE BEDROOMS WITH BUILT IN STORAGE, SINGLE BEDROOM, FAMILY BATHROOM WITH MODERN SUITE, GOOD STORAGE ON LANDING, SUNNY REAR GARDEN WITH SEATING AREA, GARAGE, PARKING FOR TWO CARS & OFFERED TO THE MARKET CHAIN FREE



Viewing by appointment only

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

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Email: stroud@peterjoy.co.uk



Description

The well presented accommodation comprises an entrance porch leading to an entrance hallway. The good sized living room has windows to the front and side, and a fireplace housing a gas fire. The entrance hall has a downstairs w.c. and stairs to the first floor. The 20' kitchen/dining room is lovely and light and has a fitted kitchen with space for white goods and goes through to the conservatory which in turn leads on to the back garden. The first floor comprises of three bedrooms, two of which are double, the main bedroom has good built in wardrobes, and bedroom two has a built in cupboard over the stairs. The landing has two good storage cupboards, the family bathroom has a modern white suite with shower over the bath. Further benefits include gas central heating, double glazing, off street parking for two cars, garage, side pedestrian access and is being offered to the market chain free.

Outside

To the front of the property there are two parking spaces and the garage with up and over door, power and light. Side access to the rear garden, pathway to the front door. To the rear, the sunny garden is gravelled with flower beds planted with shrubs and fruit bushes. There is a seating area and path round to the side porch which in turn gives access to the side of the garage and through to the front driveway.

Location

Local facilities at Bussage include a doctors surgery, pharmacy, general store and primary school. The village of Eastcombe offers a good secondary school and another primary school, a local convenience store and a Post Office. There are also two good pubs in Eastcombe and Bussage. Stroud town is approximately 5 miles distant with a wider range of shops and amenities, community and primary schooling, 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 (18 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

From Stroud take the A419 London Road towards Cirencester. After a couple of miles turn left into Toadsmoor Hill sign posted Bussage/Eastcombe. Turn right at the top of the hill into The Ridgeway and proceed, taking the fourth left into Tanglewood Way. Bear left at the Old Common and continue, passing Farriers Croft on the left. Turn into Stonecote Ridge and take the first right, number 37 can be found a short way along on the right hand side as denoted by our for sale board.

Tenure

Freehold property

Council Tax

Band = D

Services

We are informed by the vendor that all mains services are connected to the property.

Local Authority

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



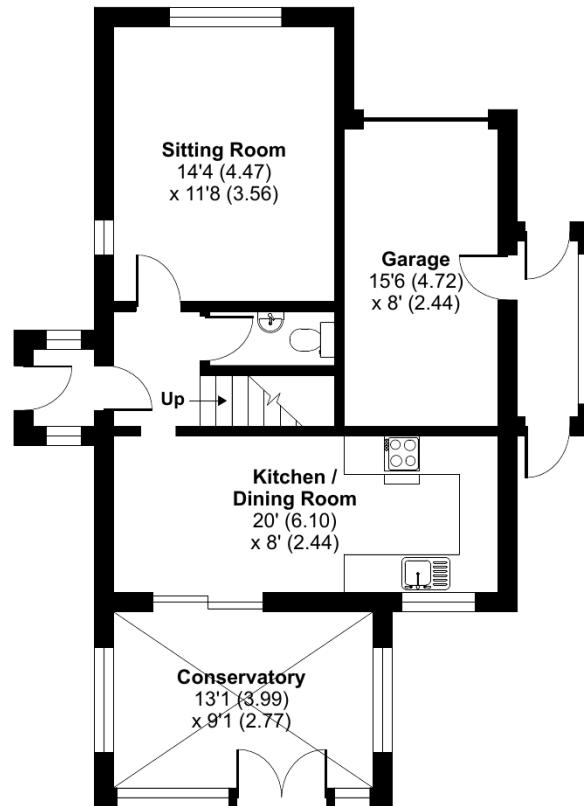
Stonecote Ridge, Bussage, Stroud, GL6

Approximate Area = 1021 sq ft / 94.9 sq m

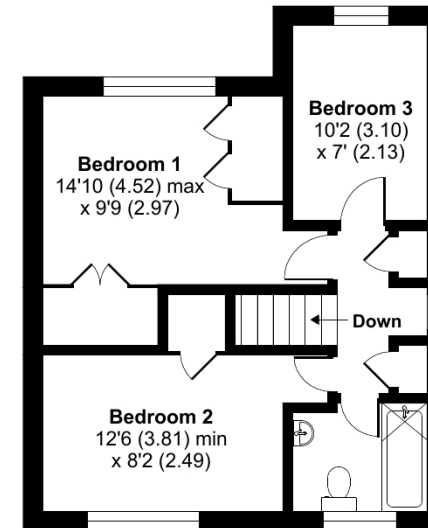
Outbuilding = 162 sq ft / 15 sq m

Total = 1183 sq ft / 109.9 sq m

For identification only - Not to scale



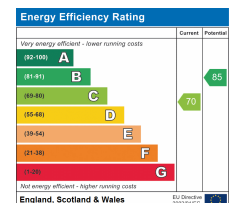
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Peter Joy Estate Agents. REF: 886435



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.