



5 Belmont Road, Stroud, Gloucestershire, GL5 1HH
Price Guide £325,000

PETER JOY
Sales & Lettings



5 Belmont Road, Stroud, Gloucestershire, GL5 1HH

A characterful red brick terraced house in an elevated position in a popular residential road above Stroud in need of refurbishment with three bedrooms, a good garden and a lovely view at the rear with no onward chain

ENTRANCE AREA, CLOAKROOM/W.C, 14' DINING ROOM, KITCHEN, 14' SITTING ROOM WITH WOOD BURNING STOVE AND GLAZED DOORS TO THE GARDEN, THREE BEDROOMS, BATHROOM, A GOOD REAR GARDEN, VIEWS ACROSS THE STROUD VALLEY

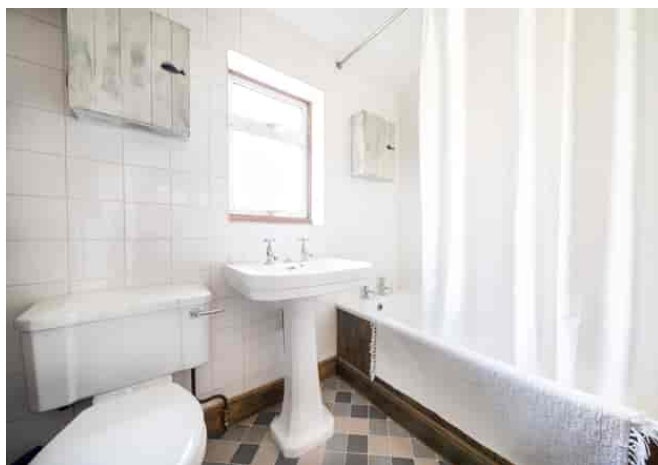


Viewing by appointment only

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

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Description

5 Belmont Road is a characterful terraced house in a popular residential road above Stroud. This well regarded road is very much part of the thriving, inclusive local community, with the shops, amenities and train station of the town within easy reach and country walks just up the road. The property is built using traditional methods under a pitched tiled roof. It is in need of refurbishment but is clearly a welcoming, comfortable home, as it was for the previous owner for many years, with accommodation arranged over three floors.

An entrance area, cloakroom/W.c, 14' dining room, 13' kitchen and 14' sitting room with wood burning stove and glazed doors that open on to the garden and the view are on the ground floor. A staircase leads up from the sitting room to the first floor, with two bedrooms and a bathroom on this level. Another bedroom is at the top of the house, on the second floor. The windows at the rear of the property take in the lovely outlook, and the property is available with no onward chain.

Outside

The property benefits from a long rear garden with a super view over the Stroud valley. There is a paved area directly behind the house with glazed sliding doors that open from the sitting room onto this area, with a pergola with a grapevine over. A brick paviour path leads down into the garden. This is stocked with established mature planting, three raised beds and it leads down to a shed at the bottom of the plot. There is a gated access out at the bottom and the neighbouring property has a right of way here up to their property via a central path. There is another area of garden at the front of the property. A gate leads in from the road past a useful log store, with steps down to a paved area that catches the morning sun and the front door.

Location

Belmont Road is a popular road above Stroud. The immediate area benefits from the Crown and Sceptre pub, down the hill at Horns Road, the Daisy Bank and walks at The Heavens, with a good primary school at Castle Street. 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 drinks and plenty of cafes, bars and restaurants to eat and socialise. 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 London Road and proceed over the roundabout at Waitrose. Turn next left up the hill into Field Road and carry on up the hill. Pass the Hospital and turn right into Bisley Road. Carry on up this road and turn left into Belmont Road. The property can be found towards a little way up on the left hand side.

Property information

The property is freehold and currently unregistered. Mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you should have good voice calling and data service from the main mobile providers.

Local Authority

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

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Approximate Gross Internal Area = 89.1 sq m / 959 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1206717)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (27-38)		
G (1-26)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.