



53 Lansdown, Stroud, Gloucestershire, GL5 1BN
Price Guide £495,000

PETER JOY
Sales & Lettings



53 Lansdown, Stroud, Gloucestershire, GL5 1BN

A substantial semi detached red brick character house in one of Stroud's most popular roads with two connecting reception rooms, an 18' kitchen, four bedrooms, bath and shower rooms and a rear garden, offered to the market with no onward chain.

ENTRANCE HALL, SITTING ROOM WITH BAY WINDOW, DINING ROOM, 18' KITCHEN/BREAKFAST ROOM, CONSERVATORY, FOUR BEDROOMS, DRESSING ROOM/STUDY, BATH AND SHOWER ROOMS, REAR GARDEN, SOLAR PANELS, NO ONWARD CHAIN.



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

53 Lansdown is a handsome semi detached character home situated in a well regarded road on the edge of Stroud centre. This location is very much part of the vibrant, creative Stroud community, and allows for easy access to the shops, amenities and train station of the town with local parks and country walks also closeby. The property is built using traditional methods from red brick. It is in need of some modernisation and improvement but offers a prospective buyer a unique opportunity to refurbish a period property to their own standards, with accommodation arranged over three floors.

An entrance hall with Minton tiled floor, 13' sitting room with bay window, dining room, conservatory and 18' kitchen/breakfast room are on the ground floor. A staircase leads up from the hall to the first floor with a landing, three good bedrooms, a dressing room and a bathroom on this floor. An impressive 21' bedroom and shower room are at the top of the house, on the second floor. Plenty of the original character of the house is still present, and the house benefits from solar panels and is available with no onward chain.



Outside

The property benefits from an enclosed rear garden. There is a side access, shared with the neighbour, that leads to the rear of the house. Steps lead up past a brick built store and open log store to the garden. This is terraced, with a paved area, the ideal spot for a table and chair set, with a pergola over. A decked area is found directly behind the property, with a door that opens from the first floor onto this space. Steps lead up to the top of the plot, with a good level area found here. Mature planting edges the garden, which is enclosed with fencing and hedging.

Location

Lansdown is one of Stroud centre's best roads, with a super community. Stroud town benefits from a variety of local independent shops and stores, art galleries, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The wider area has a wide range of shops and amenities, including supermarkets, 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) and Swindon (25 miles) are all within comfortable driving distance.

Directions

From Stroud take the B4070 Slad Road towards Slad. Turn right into Lansdown opposite The Fountain pub. After the traffic calming turn right again into Lansdown and the property can be found on the left-hand side as indicated by our "For Sale" board.

Property information

The property is freehold. Mains electricity, water and drainage are connected to the house. 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 speed. You should have mobile voice calling and data service from all major providers.

Local Authority

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

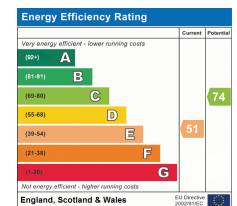


53 Lansdown, GL5 1BN

Approximate Gross Internal Area = 173.4 sq m / 1866 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1239698)



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.