



16 Burdett Road, Stonehouse, Gloucestershire, GL10 2JW
£325,000

PETER JOY
Sales & Lettings



16 Burdett Road, Stonehouse, Gloucestershire, GL10 2JW

A light, spacious semi detached red brick house close to the train station in a popular no through road in Stonehouse with two double bedrooms, two reception rooms and a long level rear garden with a detached studio outbuilding.

ENTRANCE HALL, SITTING ROOM WITH FIREPLACE AND WOOD BURNING STOVE, 15' DINING ROOM WITH GLAZED DOORS TO THE GARDEN, KITCHEN, TWO DOUBLE BEDROOMS, LARGE BATHROOM, LONG LEVEL GARDEN WITH DETACHED INSULATED STUDIO/OUTBUILDING.



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

16 Burdett Road is a well presented semi detached house in one of the best residential roads in Stonehouse. This location, close to the train station, allows for easy level access to the shops amenities of the town, with country walks just along the road. The property is built using traditional methods from red brick under a pitched roof and has been a happy home for our clients for several years. They have renovated and improved the house during their tenure, and it is now available with no onward chain, with light, bright accommodation arranged over two floors.

A good entrance hall greets you, with a sitting room with a fireplace with wood burning stove to the left, at the front of the house. A 15' dining room is beyond this - a large room, with glazed double doors to the garden, with the kitchen at the rear of the property. This has been re fitted with contemporary cabinets recently. A staircase leads up from the hall to the first floor, with a landing, large bathroom and two double bedrooms on this level. The house is tastefully decorated, and there is a good sense of space and light. Chain free, and a bit of gem - certainly one for your viewing list!

Outside

The property benefits from a long, level rear garden with a studio/cabin. There is a level lawn directly behind the house with a path leading past planted borders to the studio/cabin. This was purposely built as a music studio, it is detached and well insulated, with power and light - the perfect work from home space. The garden continues beyond the studio, with another area of lawn and a gate that opens onto a productive area with raised beds, ready for planting, and a shed at the end of the garden. There is a gated right of way pedestrian access across the rear of the house for the adjoining property.

Location

Stonehouse has a busy high street with numerous facilities including a train station with inter city services travelling to London (Paddington), a dentist, doctor's surgery and various shops, pubs and eateries. 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 beers and ciders and plenty of cafes, bars and restaurants to eat and socialise as well as. 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. Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

Leave Stroud via A419 Ebley Road following the signs for Stonehouse. Turn off the Horsetrough roundabout into Bath Road, towards the town centre. Pass the turnings for Browns Lane, Pearcroft Road and College view on the left, and then turn into Burdett Road. Carry on, and the property can be found on the left hand side, before the train station.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. 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 superfast, and mobile voice and data services should be available from all major networks.

Agents note

Photos were taken with furniture in situ. The house is now vacant and available with no onward chain.

Local Authority

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



16 Burdett Road, GL10 2JW

Approximate Gross Internal Area = 90.8 sq m / 977 sq ft

Office = 7.6 sq m / 82 sq ft

Total = 98.4 sq m / 1059 sq ft

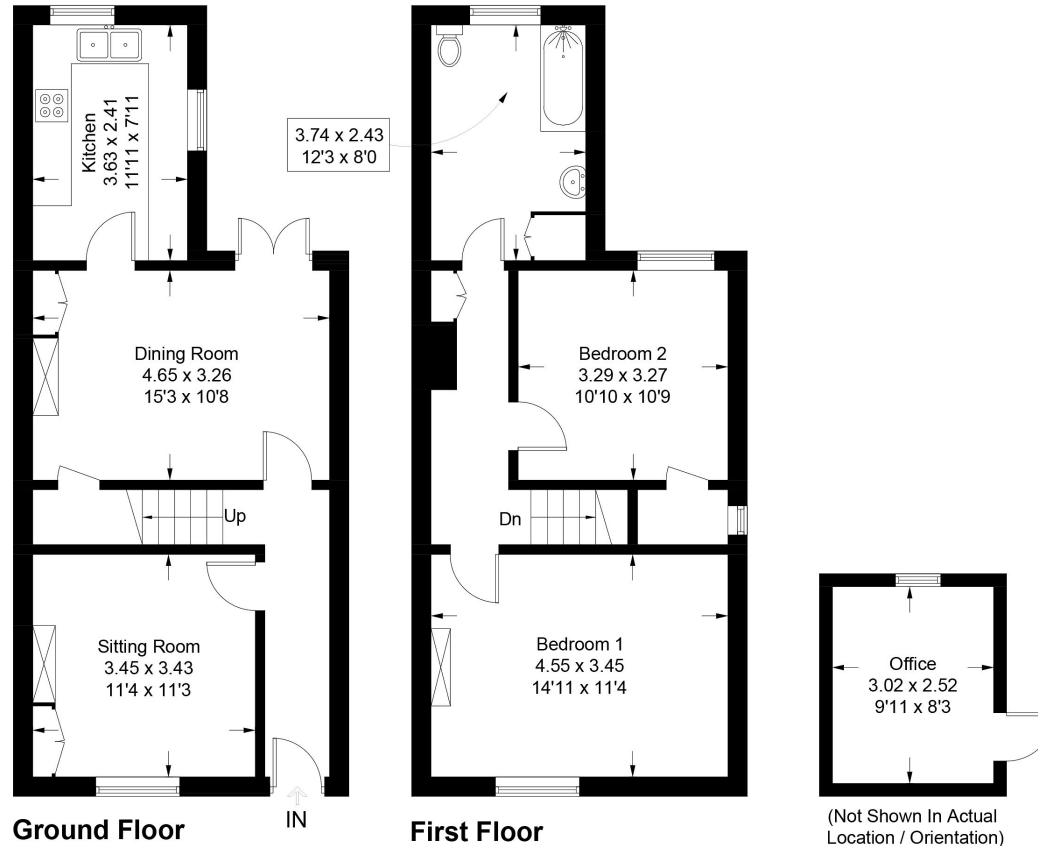



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228518)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85 63
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.