



3 Bay Tree Square North, Stroud, Gloucestershire, GL5 3AE
Guide Price £250,000

PETER JOY
Sales & Lettings



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Chain Free - A well presented modern two bedroom house situated in a courtyard development just over a mile from Stroud town centre, with allocated parking for two cars, gas central heating and double glazed throughout.

ENTRANCE HALL, WC, KITCHEN, SITTING/DINING ROOM, TWO BEDROOMS, BATHROOM, GARDEN, ALLOCATED PARKING, DOUBLE GLAZING, GAS CENTRAL HEATING & OFFERED TO THE MARKET CHAIN FREE

Viewing by appointment only

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

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Description

A well presented two bedroom mid terrace house, with light accommodation arranged over two floors. Situated in Dudbridge, just over a mile from Stroud town centre with all its amenities and transport links. Locally there are a supermarkets, take aways, a play park and the Stroud Water Canal, offering delightful walks. On the ground floor is an entrance hall with downstairs WC, stairs to first floor and doors to the lounge/dining room, kitchen with good range of wall and base units and an integrated oven and hob and an understairs cupboard. The first floor offers a good landing with airing cupboard, two bedrooms and a bathroom. Further benefits include gas central heating, double glazing throughout and offered to the market chain free.

Outside

To the front is a path leading through the garden to the front door. Hedged and fenced boundaries, level lawn area. To the rear is a paved courtyard area. Parking for two cars in tandem (one under a car port) is situated just up from the house in a dedicated, allocated area.

Location

Local amenities at Dudbridge include a range of shops, two supermarkets, a post office and several well regarded schools with country walks close by. Stroud town centre offers a wider range of shops and amenities. These include supermarkets, local speciality stores, a hospital, state and private schools and an award winning weekly farmers market. There is also a main line railway station, with Intercity services connecting with London (Paddington). Gloucester (9 miles), Cheltenham, Cirencester and Bristol are all within 30 miles proximity. Junction 13 of the M5 motorway is also within easy driving distance.

Directions

Leave Stroud via A419 Cainscross Road. At the Cainscross Roundabout take the first exit and at the next roundabout take the fourth exit proceeding back up the dual carriageway, take the first left which is just before the car garage into Gladfield Square, then take the first left and the property can be found on the right hand side as denoted by our for sale board.

Property Information

The property is freehold. Gas heating, 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 standard and ultra fast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

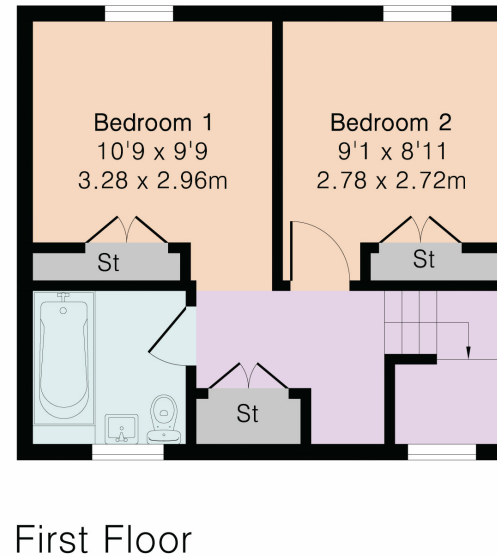
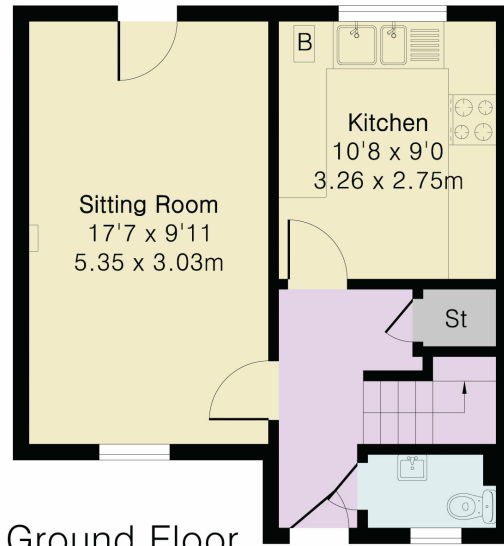
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



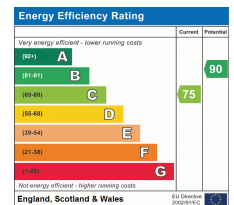
Approximate Gross Internal Area 712 sq ft - 67 sq m

Ground Floor Area 372 sq ft – 35 sq m

First Floor Area 340 sq ft – 32 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.