



39 Freame Close, Chalford, Stroud, Gloucestershire, GL6 8HG
Guide Price £220,000



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A neatly presented terraced house tucked away in this popular cul-de-sac on the Manor Farm development at Chalford, with two bedrooms, a sitting room, conservatory and a level rear garden with parking and carport.

ENTRANCE HALL, KITCHEN, SITTING ROOM, CONSERVATORY, TWO BEDROOMS, SHOWER ROOM, REAR GARDEN OVER LOOKING FIELDS, DRIVEWAY PARKING & CAR PORT PARKING.



Viewing by appointment only

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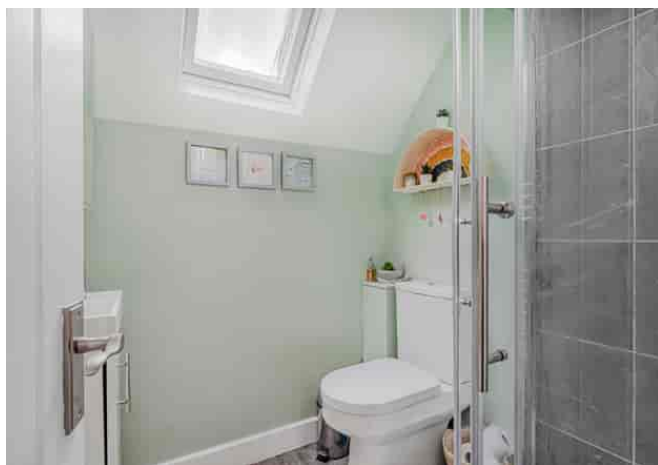
Description

A modern terraced house tucked away in this popular cul-de-sac on the Manor Farm estate at Chalford. There is a good local community here, with good schools, shops and pubs close by and countryside walks just along the road. The property is built using traditional methods under a pitched roof and has been well maintained by the owner, with accommodation arranged over two floors.

Entrance hall leads through to the kitchen and sitting room, with a door through to a lean to conservatory over looking the private rear garden. A staircase leads up from the sitting room to the first floor, with a landing, two bedrooms and a bathroom on this level. The property is well presented throughout and offers an ideal first time buy or investment for a purchaser.

Outside

To the rear is a neat garden, with shed bordering the open expanse of the playing fields of the local primary school. To the immediate front is driveway parking for one car, and further carport parking for two cars in tandem.



Location

Chalford and Bussage benefit from local convenience stores, well-established primary and secondary schools, a church, parks, village pubs, a pharmacy and takeaway options. Nearby Stroud town has a wide range of shops and amenities, including supermarkets, local speciality stores, a hospital, state and private schools, a leisure and sports centre, an award-winning weekly farmers' market and a mainline railway station with intercity 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 the A419 London Road and after a couple of miles turn left into Toadsmoor Hill signposted Eastcombe and Bussage. Proceed up to the top of the hill through the traffic lights and turn right into the Ridgeway. Take the third left into Tanglewood Way and turn left into The Old Common. Follow the road take the turning for Freame Close. Follow the road round to the right, and number 39 can be found tucked up in the left hand corner as donated by our For Sale board.

Property Information

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

Local Authority

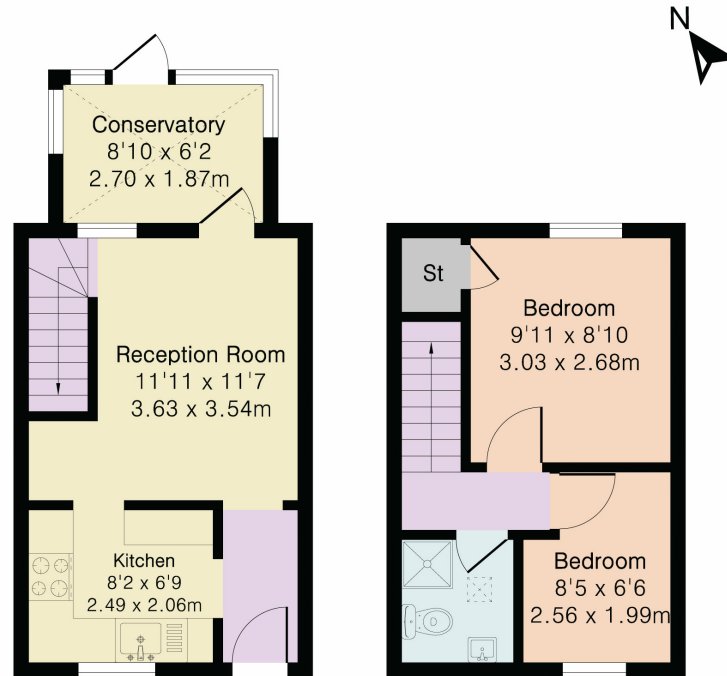
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Approximate Gross Internal Area 508 sq ft - 47 sq m

Ground Floor Area 284 sq ft – 26 sq m

First Floor Area 224 sq ft – 21 sq m



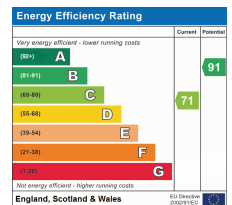
Ground Floor

First Floor



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.

PETER JOY
Sales & Lettings



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.