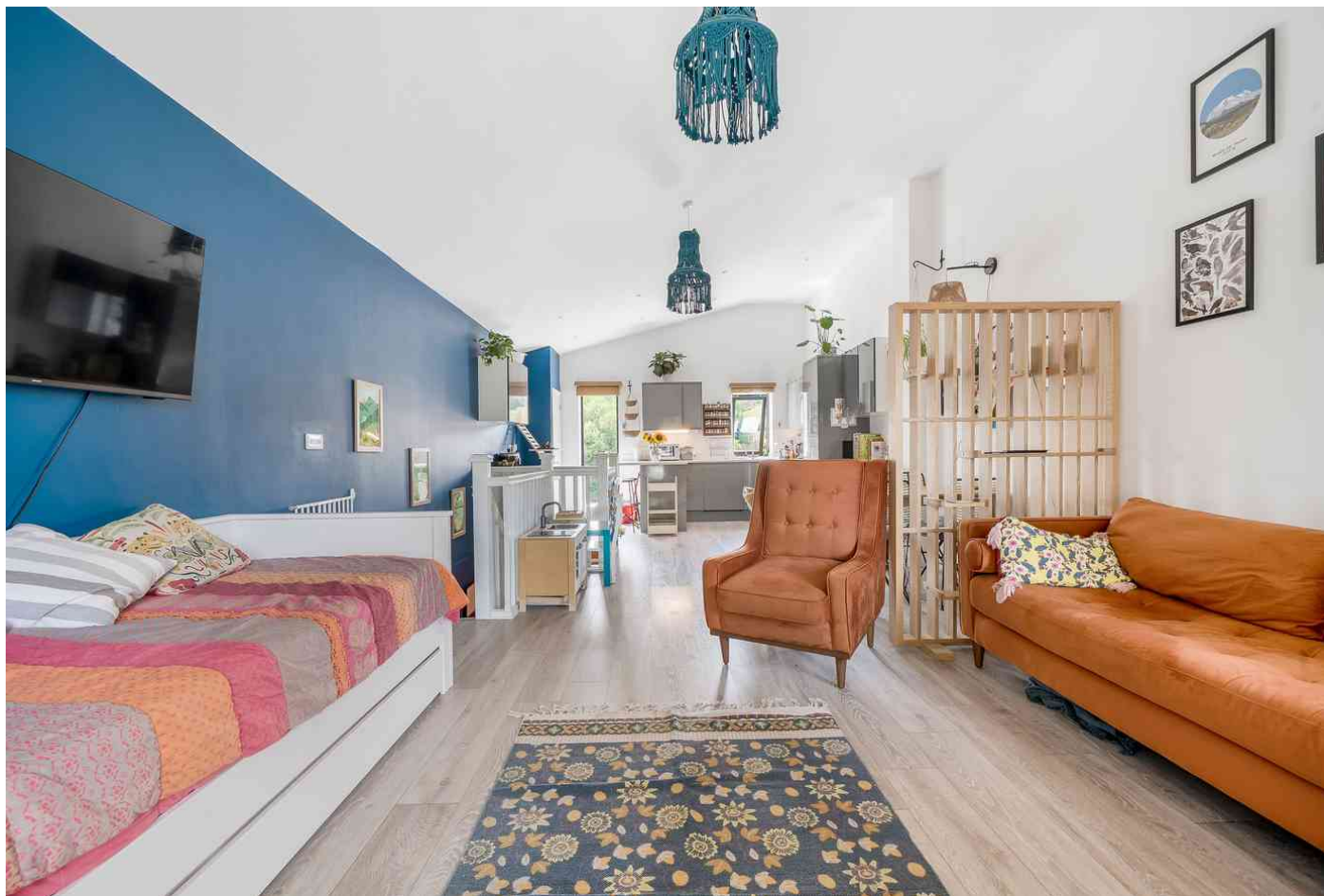




8 The Kitesnest, Bath Road, Stroud, Gloucestershire, GL5 3TA  
Guide Price £311,000



## 8 The Kitesnest, Bath Road, Stroud, Gloucestershire, GL5 3TA

A spacious and well-proportioned three bedroom modern terraced property situated on the Bath Road between Lightpill and Dudbridge with triple glazed windows, lovely open plan family room, master bedroom with en suite shower room and allocated parking.

ENTRANCE HALLWAY, BEDROOM THREE WITH DOOR OUT TO THE FRONT, FAMILY BATHROOM, BEDROOM TWO WITH CUPBOARD, LOWER GROUND FLOOR – STORAGE CUPBOARD, MASTER BEDROOM WITH BUILT IN WARDROBE AND EN-SUITE SHOWER ROOM, TOP FLOOR – STUNNING 30' DUAL ASPECT KITCHEN/DINING/FAMILY ROOM WITH VAULTED CEILING, JULIET BALCONY AND INTEGRATED APPLIANCES, FRONT GARDENS WITH COVERED PATIO SEATING AREA, LAWN, AND DECKED SEATING AREA, ALLOCATED PARKING FOR ONE CAR, GAS CENTRAL HEATING AND TRIPLE GLAZED, SOUTH WEST FACING VIEWS TO THE REAR, TOWN, AMENITIES & WALKS NEARBY.

Viewing by appointment only

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

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)





### Description

A contemporary style front elevation provides access to a bright and spacious three bedroom terraced property situated on Bath Road between Lightpill and Dudbridge a short distance from Stroud. This location allows for easy access to the shops, amenities and train station of Stroud with supermarkets, a barbers, two pubs, a bus route and walks close by. The 'entry level'/ground floor comprises an entrance hallway, bedroom three with door out to the front, family bathroom with separate shower cubicle and bedroom two with walk in cupboard. The lower ground floor benefits from a large storage cupboard and master bedroom with en-suite shower room and built in wardrobe. The top floor is home to a stunning 30' dual aspect 'front-to-back' kitchen/dining/family room with a feature vaulted ceiling, Juliet balcony and integrated appliances including dishwasher, oven/hob and fridge/freezer. Windows to the rear of the property enjoy a south westerly aspect towards Selsley so is particularly enjoyed from the family room. The property benefits from gas central heating and triple glazing, whilst the current vendors have improved the property by redecorating throughout, erecting the covered outdoor area and a decked seating area.

### Outside

The interior is complemented by having a front garden accessed via the front door or the third bedroom. In front of the bedroom is a covered patio seating area ideal for al-fresco dining, which looks over the lawn. Following the lawn up the garden, there is a decked seating area with gated access out to the parking area where there is an allocated space for one car.



### Location

Dudbridge has two supermarkets, a bowls club, playing field and a petrol station whilst being next to the restored canal. Rodborough benefits from two well-established primary schools, two churches, parks and play areas, various village pubs and of course the Common. There is easy access to the Stonehouse to Nailsworth Cycle Path as well. 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. The recently opened "Five Valleys" shopping centre 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

From Stroud take the A46 towards Nailsworth. Continue over the crossroads past 'B&Q' and before Aldi supermarket, the property can be found on the right hand side as indicated by our "For Sale" board.

### Services

The property is freehold. There is a management fee of £400 PA. 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.

### Local Authority

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



## 8 The Kites Nest, GL5 3TA

Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft

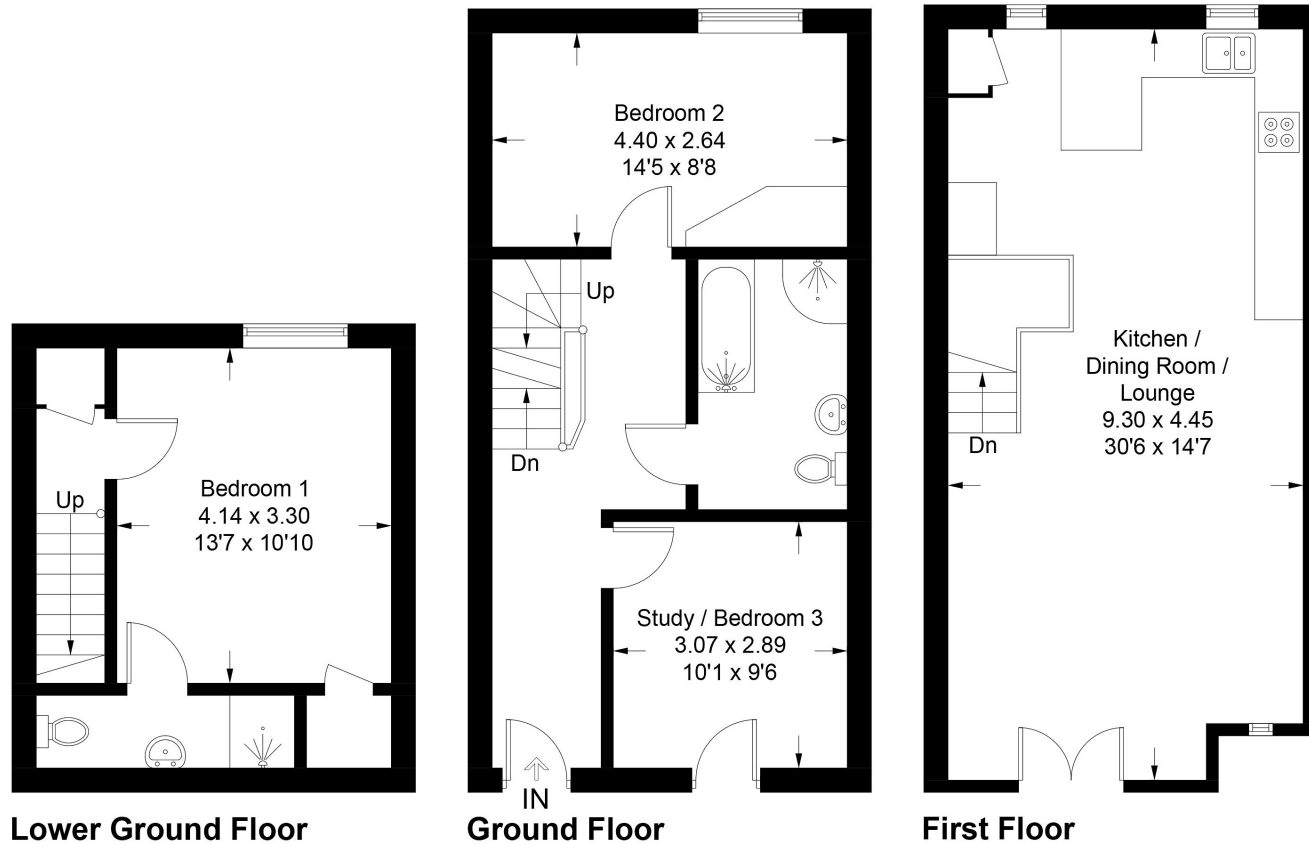


Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1217628)

| Energy Efficiency Rating                                                                                                                                                                                                               |  | Current                 | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs<br>(90-100) <b>A</b><br>(81-90) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-10) <b>G</b><br>Not energy efficient - higher running costs |  | 83                      | 93        |
|                                                                                                                                                                                                                                        |  |                         |           |
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|                                                                                                                                                                                                                                        |  |                         |           |
| 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.