



4 Ash Road, Lightpill, Stroud, Gloucestershire, GL5 3PF
Guide Price £325,000

PETER JOY
Sales & Lettings



4 Ash Road, Lightpill, Stroud, Gloucestershire, GL5 3PF

A handsome red-brick terraced home, set on a popular no-through road in Lightpill, Rodborough. The property offers three well-proportioned bedrooms, a mature garden and is presented in good order throughout. Offered to the market with no onward chain.

ENTRANCE, SITTING ROOM/DINING AREA, KITCHEN, UTILITY SPACE, ACCESS TO THE REAR GARDEN, SHOWER ROOM, THREE BEDROOMS, MATURE GARDENS, POSITIONED IN A QUIET SETTING, PRESENTED IN FANTASTIC ORDER, CHAIN FREE.

Viewing by appointment only

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

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Email: stroud@peterjoy.co.uk





Description

4 Ash Road is a handsome red brick terraced house in a great position within this popular residential cul de sac within the parish of Rodborough. This area enjoys a thriving, inclusive community, with shops and schools within easy reach and hundreds of acres of National Trust land found just up the hill at Minchinhampton, Rodborough common and Selsley Common. The property is built using traditional methods from red brick under a pitched slate roof. It has clearly been a happy, comfortable home.

The accommodation is arranged over three floors. The entrance opens into the sitting/dining room, which features engineered oak flooring, an enclosed wood burner and a window overlooking the front aspect. From here, the room flows into the kitchen, fitted with a modern range of wall and base units and a sink thoughtfully positioned with views over the rear garden. The kitchen leads on to a utility area, with a door providing access to the garden, as well as the family shower room. Stairs from the sitting room rise to the first floor, where there are two bedrooms. A further staircase from the landing leads to the second floor, where you'll find a third bedroom with eaves storage and a Velux window looking up the hill.



Outside

The property enjoys mature, well-maintained gardens to both the front and rear. The rear garden features well-stocked borders, a lawn, shed, wood store and a charming seating area. The property also benefits from a right of access across 2 and 3 Ash Road.

Location

Ash Road is a friendly street with a strong community feel. Amenities available within the vicinity include the well-regarded Gastrells School, Rodborough Community Primary School, the Kings Head public house and Aldi supermarket. A wider range of facilities are available in nearby Stroud, approximately a mile away, including an excellent range of state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure and sports centre and also a main line railway station with intercity services connecting with London (Paddington). Gloucester (8 miles), Cheltenham (12 miles), Cirencester (15 miles), Bristol (20 miles) and Junction 13 (M5 motorway) are all within easy driving distance.

Directions

From Stroud, take the A46 towards Nailsworth. Continue over the crossroads past 'B&Q' and take the second left at the bottom of the hill into Kitesnest Lane. Follow up the hill and take the first right onto Ash Road and the property can be found some way along on the left

Property information

The property is freehold and has 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 include standard and superfast. 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



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Approximate Gross Internal Area = 73.3 sq m / 789 sq ft
(Including Store)

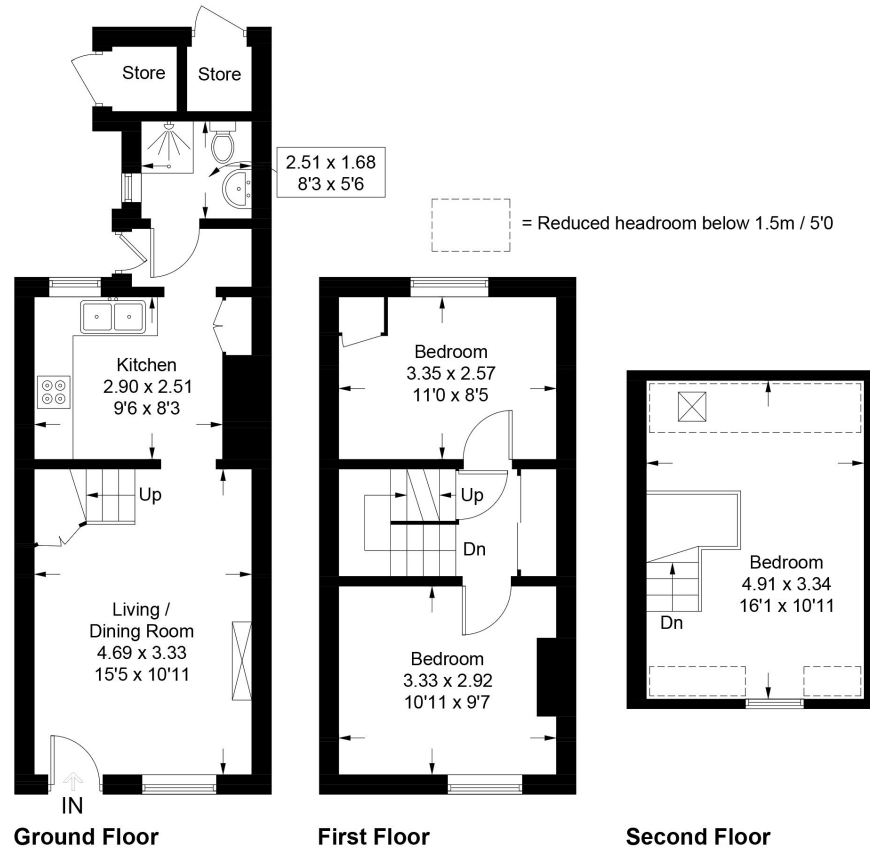
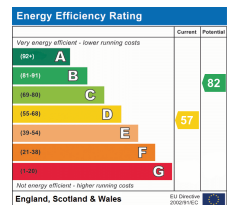


Illustration for identification purposes only, measurements are approximate,
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These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey 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.