



10 Baytree Square South, Stroud, Gloucestershire, GL5 3AT  
£275,000

**PETER JOY**  
Sales & Lettings



## 10 Baytree Square South, Stroud, Gloucestershire, GL5 3AT

A very well presented end terrace two bedroom house, located at popular Dudbridge just over a mile from Stroud Town Centre. Offered to the market chain free, with allocated parking, a good sized lounge/dining room and utility room with downstairs WC.

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

Viewing by appointment only

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

t: 01453 766333

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### Description

A very well presented two bedroom end of terrace house, located on a small private cul de sac at popular Dudbridge, just over a mile from Stroud Town Centre, and close to good amenities in Dudbridge, Cainscross and Cashes Green. The bright, light accommodation is arranged over two floors and comprises, entrance hallway, good size sitting/dining room with dual aspect and French doors out to the courtyard, kitchen, rear hall with stable door to courtyard and the utility room with WC. On the first floor a landing with storage cupboard, two bedrooms with built in wardrobes and a family bathroom. Further benefits include gas central heating, double glazing and being offered to the market chain free.

### Outside

To the front is a small enclosed area of lawn, to the rear is a lovely courtyard with gated access to the allocated parking.



### 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 third exit in to Golden Jubilee Way, the property can be found on the right as denoted by our for sale board.



### Services

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)

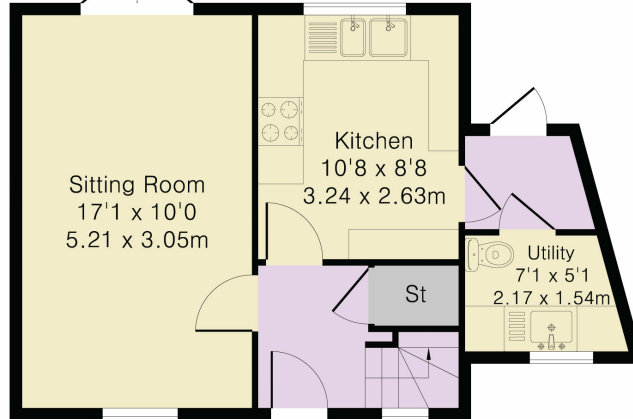
### Local Authority

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

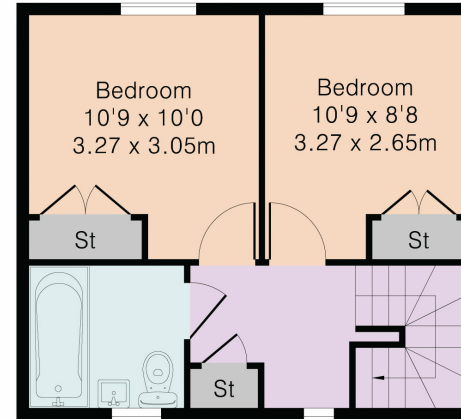
**Approximate Gross Internal Area 707 sq ft - 65 sq m**

Ground Floor Area 382 sq ft – 35 sq m

First Floor Area 325 sq ft – 30 sq m



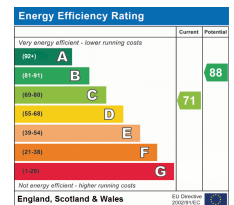
Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.