



11 Baytree Square North, Stroud, Gloucestershire, GL5 3AE
Guide Price £295,000

PETER JOY
Sales & Lettings



11 Baytree Square North, Stroud, Gloucestershire, GL5 3AE

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, UNDERSTAIRS CUPBOARD, LOUNGE/DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS WITH BUILT IN STORAGE, BATHROOM, FRONT AND REAR GARDEN, PARKING FOR TWO CARS, GAS CENTRAL HEATING, DOUBLE GLAZED, CHAIN FREE

Viewing by appointment only

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

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Description

Coming to the market chain free, this two bedroom semi detached modern home has recently been recarpeted throughout and has light, clean, spacious accommodation arranged over two floors. Located in popular 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. An entrance hall with WC, stairs to first floor, understairs cupboard, lounge/dining room with French doors to rear and a fitted kitchen with integrated oven and hob and door to rear garden, can be found on the ground floor. Landing with airing cupboard, two double bedrooms with built in storage and a bathroom can be found on the first floor. Further benefits include gas central heating and double glazed throughout.

Outside

To the front of the property is a small lawn area with established hedges and fenced boundary. To the rear is a level lawned area and patio seating area, walled boundaries and gated access to the two tandem parking spaces.

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 down in the left hand corner 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

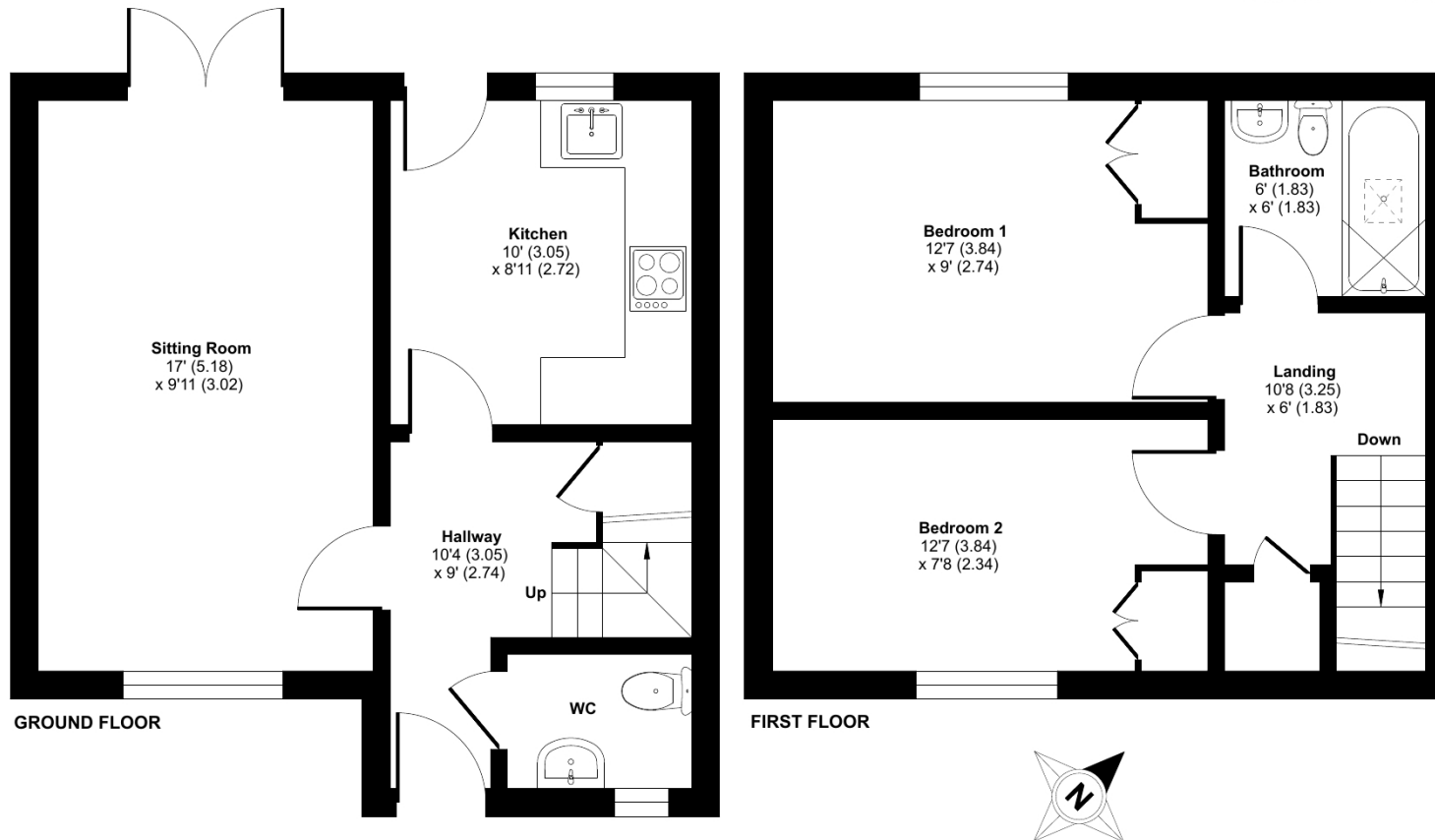
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



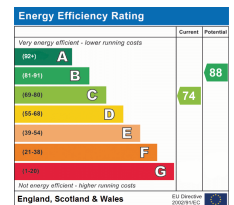
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Approximate Area = 695 sq ft / 64.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1175115



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.