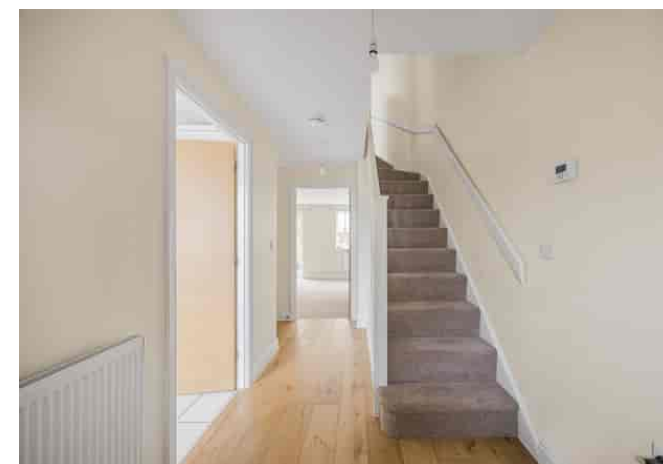




10 Blenheim Rise, Randwick, Stroud, Gloucestershire, GL6 6FA  
Guide Price £315,000

**PETER JOY**  
Sales & Lettings



## 10 Blenheim Rise, Randwick, Stroud, Gloucestershire, GL6 6FA

Chain Free - A delightful modern semi-detached house with well presented living accommodation arranged over two floors, offering views across Stroud and towards Selsley Common situated in a quiet cul de sac location.

ENTRANCE HALL, KITCHEN, SITTING/DINING ROOM, WC, THREE BEDROOMS, MASTER WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, REAR GARDEN, DEIVEWAY PARKING, GAS CENTRAL HEATING, DOUBLE GLAZING THROUGHOUT & OFFERED TO THE MARKET CHAIN FREE.



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 well presented family home built in 2016 and located in a quiet cul-de-sac position with delightful views and comprising, an entrance hallway with a ground floor WC and understairs cupboard, modern kitchen with integrated appliances, sitting/dining room with doors to rear garden are found on the ground floor. To the first floor there are three bedrooms, with the master to en-suite shower room and a family bathroom. Further benefits include gas central heating, double glazing and being offered to the market chain free.

### Outside

To the side of the property is off street parking for two cars in tandem, a lawned area with paved pathway to the entrance door and gated side access to the rear garden. The rear garden offers patio courtyard area to the immediate rear with steps leading up to a level lawned garden.

### Location

Randwick benefits from sports fields, a playground, a well-established primary school, village hall, a local pub, a parish church and nearby walks. There is a revived annual Medieval festival celebrated in the Spring called Randwick Wap. Nearby Cashes Green has couple of local convenience stores, hairdressers, two parks and takeaway food options. 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 at. The recently opened "Five Valleys" shopping centre is of particular note and 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

Leave Stroud via the A419 Cainscross Road. At the roundabout take the second exit and then turn right at the traffic lights into Cashes Green Road. Proceed up the hill, passing through Cashes Green and past the school. Continue up the hill and take the left and right bend and the turning for Blenheim Rise is located on your left hand side, the property is located just up on your right hand side as denoted by our for sale board.

### Property Information

The property is freehold. 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 & ultrafast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house depending on provider.

### Local Authority

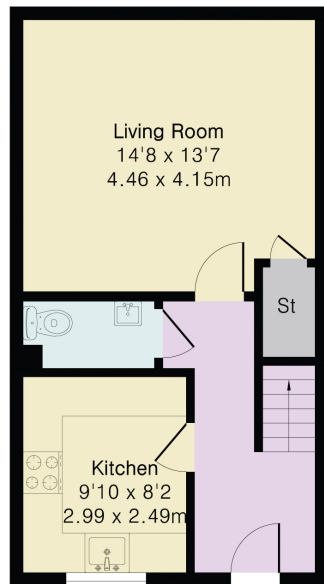
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



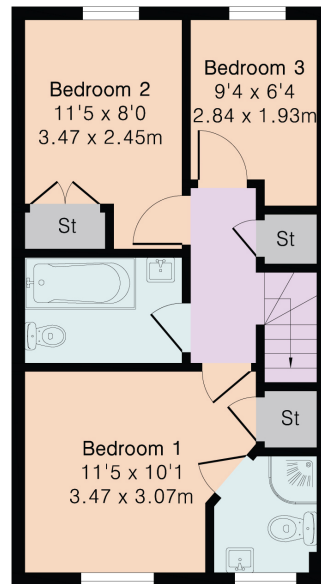
**Approximate Gross Internal Area 810 sq ft - 76 sq m**

Ground Floor Area 405 sq ft – 38 sq m

First Floor Area 405 sq ft – 38 sq m



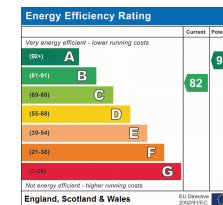
Ground Floor



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.



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.