



17 Slade Brook, Stroud, Gloucestershire, GL5 1RL  
Guide Price £285,000

**PETER JOY**  
Sales & Lettings



## 17 Slade Brook, Stroud, Gloucestershire, GL5 1RL

A modern mid terraced town house situated in a quiet cul de sac close to the town centre with a garden, parking and an outlook to countryside at the rear

ENTRANCE HALLWAY, FAMILY BATHROOM, KITCHEN/DINING ROOM, TWO BEDROOMS, MAIN BEDROOMS WITH A TOILET AND SINK, SITTING ROOM WITH ACCESS TO THE REAR GARDEN, PARKING, CLOSE TO AMENITIES, PRESENTED IN GOOD ORDER.



Viewing by appointment only

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

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### Description

A modern mid-terraced townhouse situated in a quiet cul-de-sac on the outskirts of Stroud. This location offers easy access to the shops, amenities, and train station in Stroud, with open countryside just a short distance away. The property is constructed using traditional methods beneath a pitched, tiled roof, with accommodation arranged over three floors. The ground floor comprises an entrance hall, a kitchen/dining room, and a family bathroom. Stairs lead to the first floor, where there are two bedrooms, with the principal bedroom benefiting from an en-suite WC and wash basin. The sitting room is located on the lower ground floor, featuring patio doors that open out onto the garden.

### Outside

The property benefits from off-road parking for two cars to the front of the property, with a further gravelled area. The enclosed, fenced garden features mature shrubs, a patio area ideal for al fresco dining, and a lawned area, with a useful shed located at the rear of the garden.

### Location

Slad Road is an area of Stroud that offers the best of both worlds. The Slad Road, which cuts through the heart of the area, takes you in a few minutes into the heart of Stroud town or, the other way, to the breath-taking beauty of the Slad Valley. Close by Uplands has its own strong community identity – with a well-established primary school, handsome stone church, post office, convenience stores, public house, playing field with allotments and a park. Stroud's industrial past is evidenced by the Slad Brook, which tumbles and rushes its way through Slad Road, past Slad Mill, converted into flats, and the site of what was Little Mill, now modern housing. The nearby town of Stroud has a full range of amenities, including a leisure centre, cinema, library, museum, hospital and many shops and eateries. The town also hosts an award winning weekly farmers' market and is on the direct train line to London. For those seeking to get away from it all, there are beautiful countryside walks and a tiny, charming pub in nearby Slad, the Cotswold village immortalised by Laurie Lee in his famous book Cider With Rosie

### Directions

Leave Stroud via Slad Road (B4070), proceeding through the traffic calming measures. Pass The Fountain public house and the turning for Sycamore Drive, then continue past Peghouse Rise on your left. Shortly after this turning, you will see a right turn into Slade Brook. Turn into Slade Brook and follow the road around to the right, where the property can be found on the left-hand side.

### Property Information

The property is freehold. Mains electricity, Gas, water and drainage are connected to the house. 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 superfast, and you should have mobile voice calling and data service from all main service providers.

### Local Authority

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

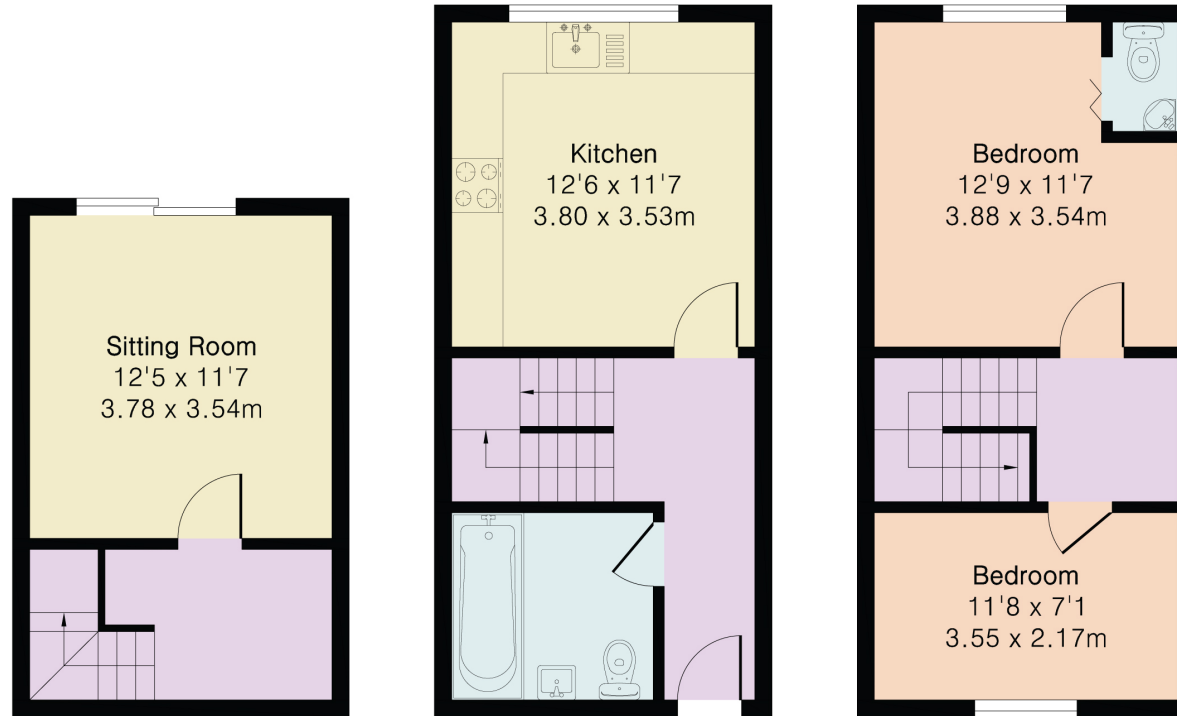


# Approximate Gross Internal Area 822 sq ft - 76 sq m

Lower Ground Floor Area 216 sq ft – 20 sq m

Ground Floor Area 303 sq ft – 28 sq m

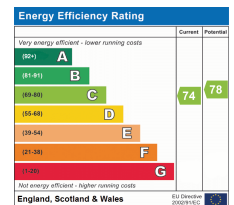
First Floor Area 303 sq ft – 28 sq m



Lower Ground Floor

Ground Floor

First Floor



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.