



15 Blenheim Rise, Randwick, Stroud, Gloucestershire, GL6 6FA
Guide Price £370,000

PETER JOY
Sales & Lettings



15 Blenheim Rise, Randwick, Stroud, Gloucestershire, GL6 6FA

Delightful modern semi-detached townhouse with generous living accommodation arranged over three floors, offering superb views across Stroud and towards Selsley Common. A quiet cul de sac location and off street parking is complemented by an entrance hallway, ground floor WC, three bedrooms arranged over the ground and first floor with the master to en-suite, a family bathroom, open plan kitchen/dining room and a spacious sitting room which takes in the superb views.

ENTRANCE HALLWAY, STORAGE, GROUND FLOOR WC, COAT CUPBOARD, THREE BEDROOMS OVER TWO FLOORS WITH THE MASTER OFFERING FITTED CUPBOARDS, EN SUITE SHOWER ROOM AND COURTYARD, FAMILY BATHROOM, AIRING CUPBOARD, KITCHEN/DINING ROOM WITH A FITTED KITCHEN AND ACCESS TO THE PATIO AND REAR GARDEN, SPACIOUS SECOND FLOOR SITTING ROOM WITH SUPERB VIEWS, GAS CENTRAL HEATING, DOUBLE GLAZING, GATED SIDE PEDESTRIAN ACCESS, PATIO, ENCLOSED LAWNED REAR GARDEN, OFF STREET PARKING, VISITOR PARKING, CUL DE SAC LOCATION AND STRAIGHT FORWARD ACCESS TO STROUD TOWN AND COUNTRYSIDE WALKS.

Viewing by appointment only

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

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Description

Well presented townhouse 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 coat cupboard, three good sized bedrooms over the ground and first floor with the master to en-suite, fitted cupboards a charming courtyard. To the first floor is a landing, airing cupboard, family bathroom and a contemporary style kitchen/dining room with a fitted kitchen and double doors that lead to the patio and rear garden. The second floor offers a delightful sitting room which takes in the delightful far reaching views. Further benefits include gas central heating and double glazing.

Outside

To the front of the property is off street parking for two cars, a small patio which is an ideal sitting spot to sit and take in the open aspect and views, entrance door and gated side access to the rear garden. The rear garden offers a patio, and steps leading up to an enclosed lawned garden and a greenhouse.

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 as well as. 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.

Tenure

Freehold

Council Tax Band

Band = D

Services

The vendor has informed us that all mains services are connected.

Local Authority

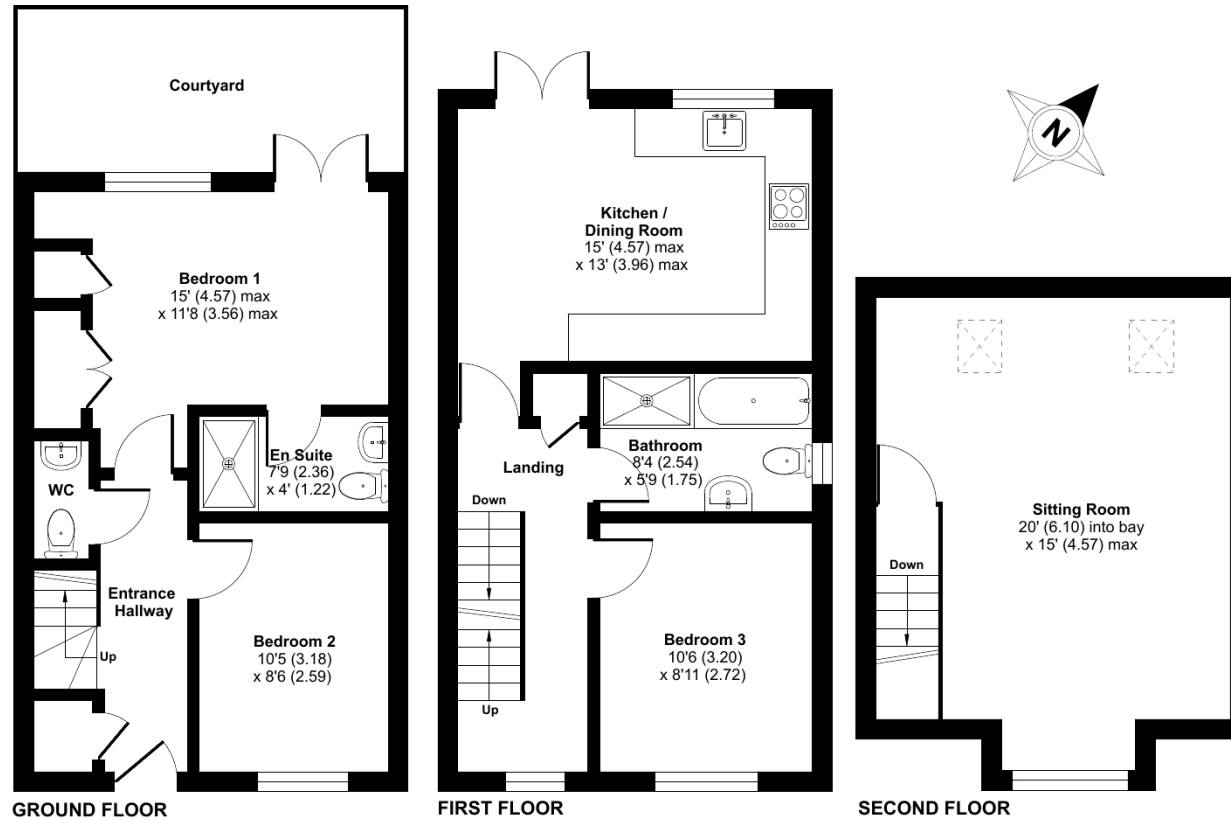
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Blenheim Rise, Randwick, Stroud, GL6

Approximate Area = 1068 sq ft / 99.2 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 2023. Produced for Peter Joy Estate Agents. REF: 1054478

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			94
88-91	A		
81-87	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs		85	
England, Scotland & Wales			EU Directive 2002/91/EC

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.