



5 Freame Close, Chalford, Stroud, Gloucestershire, GL6 8HG
£235,000



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A neatly presented terraced house at the front of this popular cul-de-sac on the Manor Farm development at Chalford, with two bedrooms, a 17' sitting/dining room, a level rear garden and parking with carport, offered to the market with no onward chain (draft details).

ENTRANCE HALL, 17' SITTING/DINING ROOM, 12' KITCHEN WITH DOOR TO GARDEN, TWO BEDROOMS, BATHROOM, LEVEL REAR GARDEN, PARKING AND CARPORT, NO ONWARD CHAIN.



Viewing by appointment only

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

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Description

5 Freame Close is a modern terraced house at the front of this popular cul-de-sac on the Manor Farm estate at Chalford. There is a good local community here, with good schools, shops and pubs close by and countryside walks just along the road. The property is built using traditional methods under a pitched roof and has been well maintained by the owner, with accommodation arranged over two floors.

A porch, 17' sitting/dining room and 12' kitchen with a door out to the garden are on the ground floor. A staircase leads up from the sitting room to the first floor, with a landing, two good bedrooms and a bathroom on this level. The property is well presented, and available with no onward chain, so presents as a straightforward purchase for one lucky buyer.

Outside

The property benefits from parking, a carport and gardens. A path leads through the gravelled front garden to the front door. The rear garden is level and enclosed, with a paved seating area to the immediate rear, a gravelled garden beyond and well planted borders surrounding. The car port is accessed via a turning just before the property, there is also an allocated space at the front, just past the house (as per image on our listing).

Location

Chalford and Bussage benefit from local convenience stores, well-established primary and secondary schools, a church, parks, village pubs, a pharmacy and takeaway options. Nearby Stroud town has a wide range of shops and amenities, including supermarkets, local speciality stores, a hospital, state and private schools, a leisure and sports centre, an award-winning weekly farmers' market and a mainline railway station with intercity 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 London Road and after a couple of miles turn left into Toadsmoor Hill signposted Eastcombe and Bussage. Proceed up to the top of the hill through the traffic lights and turn right into the Ridgeway. Take the third left into Tanglewood Way and turn left into The Old Common. Follow the road take the turning for Freame Close. The house can be found on the left.

Property information

The property is freehold. Gas central 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 superfast, and mobile voice and data services should be available from all major networks.

Local Authority

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



5 Freame Close, GL6 8HG

Approximate Gross Internal Area = 61.5 sq m / 662 sq ft

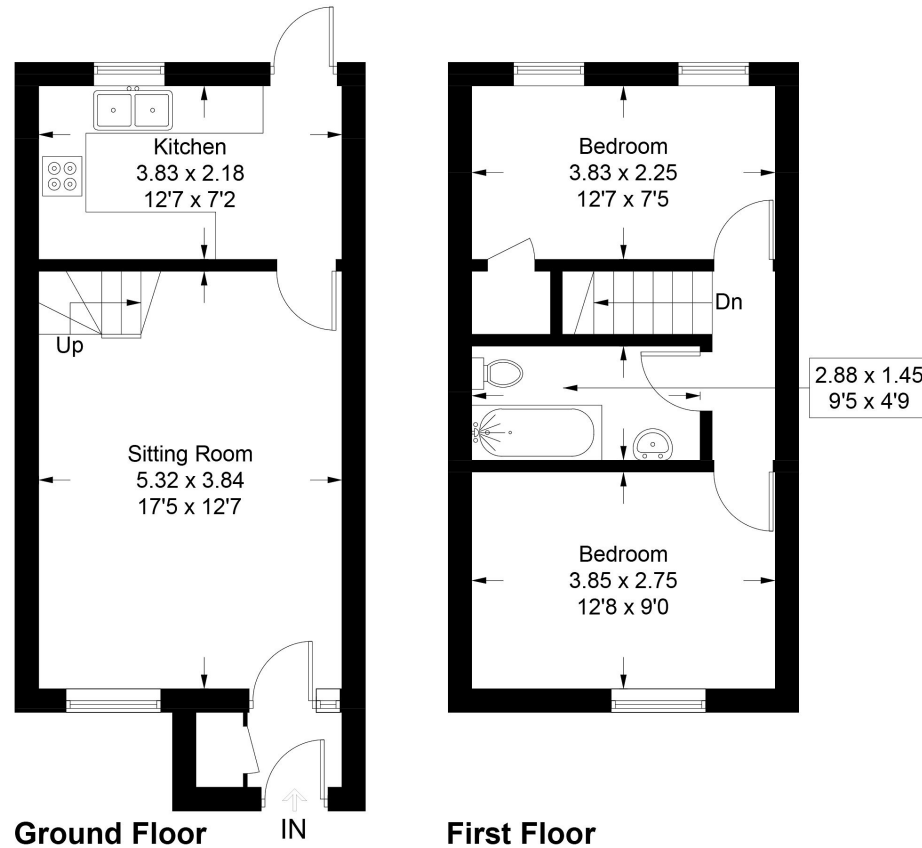


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1266782)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	77	82

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.