



119 Peghouse Rise, Stroud, Gloucestershire, GL5 1UZ
£350,000

PETER JOY
Sales & Lettings



119 Peghouse Rise, Stroud, Gloucestershire, GL5 1UZ

A detached bungalow in a prominent position in the ever popular Uplands area with two bedrooms, connecting reception rooms, a garage and parking and a well kept rear garden offered to the market with no onward chain (draft details)

ENTRANCE HALL, KITCHEN, CONNECTING RECEPTION ROOMS, TWO BEDROOMS, SHOWER ROOM, GARAGE, PARKING AND WELL KEPT GARDENS

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

119 Peghouse Rise is a detached bungalow situated in an elevated position on the outskirts of Stroud. This location allows for easy access to the shops, amenities and train station of the town with country walks just along the road. The property was built prior to the general development of the residential area of Uplands, and has been a happy, comfortable home for the original owners since that time. It is built using traditional methods from reconstituted stone, with accommodation arranged over one floor.

This comprises an entrance hall, kitchen, connecting reception rooms with a glazed bay extension to make the most of the view, two double bedrooms and a shower room. There is a useful loft space above. This has flooring, power and light and velux windows, and has been used as unofficial accommodation in the past. The windows at the rear of the property take in a good outlook over the valley and the garden, and the property is offered with no onward chain.

Outside

The property benefits from an attached garage, parking and a good rear garden. The garage is to the left of the property, with an up and over door, power and light. The parking area is to the front of this, with a path that leads to the front door past an attractive open plan front garden with shrubs. A gated side access leads around to the back of the property. There is a large garden here, with good lawn that slopes gently away from the house, with a sitting terrace by the property and a few steps that lead down from the back door into the garden. There is a patio area at the bottom of the plot, and the lawn with edged with shaped beds planted with a variety of shrubs. The elevated spot allows for an open view across the Uplands area below the property.



Location

Uplands is an area of Stroud that really does offer 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. Although set right on the edge of the town, Uplands has its own strong community identity – with a well-established primary school, handsome stone church, post office, convenience stores, pub and elderly day care centre. 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 (Paddington).

Directions

From Stroud, take the B4070 Slad Road and turn left onto Birches Drive. Continue up this hill, passing the turnings for Folly Lane, The Square and The Circle on your left. Pass the shop on your right and continue. Pass Thompson Road on your right and bear right with the road. The property can be found on the right after a short distance, before the turning for Hillier Close on your left.

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, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

Local Authority

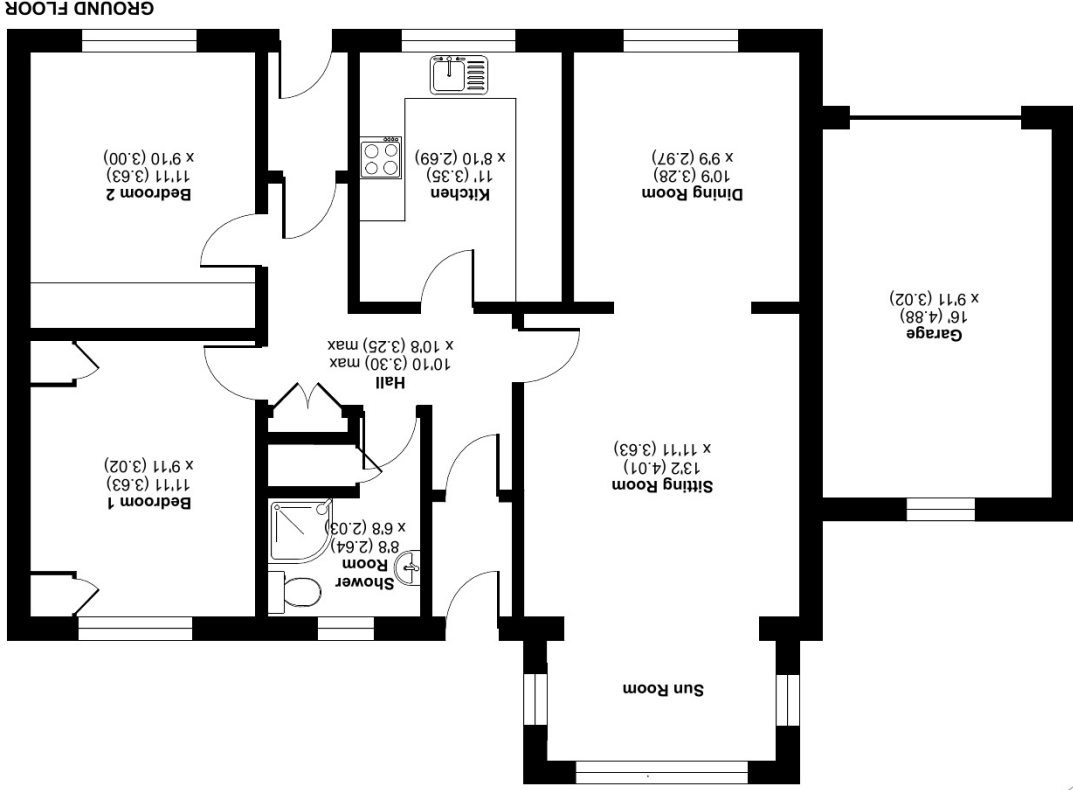
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Peghouse Rise, Stroud, GL5

Approximate Area = 910 sq ft / 84.5 sq m
 Garage = 159 sq ft / 14.8 sq m
 Total = 1069 sq ft / 99.3 sq m

For identification only - Not to scale



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nichcom 2024.
 Produced for Peter Joy Estate Agents. REF: 1182406

Energy Efficiency Rating	
Current	Potential
70	49
Energy Efficient - lower rating outside A 100-109 B 110-119 C 120-129 D 130-139 E 140-149 F 150-159 G 160-169 England, Scotland & Wales 170-179 180-189 190-199 200-209	

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.

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