



25 Lypiatt View, Bussage, Stroud, Gloucestershire, GL6 8DA
Guide Price £375,000



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A well-proportioned two/three bedroom detached bungalow, set in a quiet cul-de-sac location on the Manor Farm Estate in Bussage. With a large living room, recently fitted kitchen, flexible accommodation, garage and parking and being offered to the market chain free.

ENTRANCE HALL, SITTING ROOM, KITCHEN, TWO/THREE BEDROOMS, SHOWER ROOM, GARDEN TO FRONT AND REAR, GARAGE, DRIVEWAY PARKING, VIEWS, CHAIN FREE

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk





Description

A well presented two/three bedroom detached bungalow set in quiet position in a popular cul-de-sac on the Manor Farm Estate in Bussage. The immediate area benefits from a Tesco Express, primary and secondary schooling and a pub all in walking distance. The accommodation comprises an entrance porch, hallway with storage cupboard and airing cupboard, a good size dual aspect living room with gas fire, recently fitted kitchen with access outside, second bedroom, shower room, main bedroom with built in wardrobes and a further bedroom (currently used as a dining room) with sliding door access to the rear garden. The property benefits from gas central heating and double glazing as well as a single garage with up and over door, power and light. The rear of property has a south westerly aspect, so enjoys sun in the rear garden and a bright feel in the two back bedrooms. There is record of historic planning permission being given, to convert the loft space into accommodation, as well as a garage conversion and a change to the driveway parking.

Outside

The interior is complemented by having front and rear gardens. The front consists of a lawned area, hedges and established shrubs. The rear enclosed landscaped garden enjoys a patio seating area, planted borders, well-established and mature hedges and flowers, a greenhouse and access to the garage. The south west facing rear garden also enjoys an open view over the valley towards Lypiatt. There is tandem driveway parking with up and over access to the single garage.

Location

Bussage, along with neighbouring villages Chalford, Brownshill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, two Cotswold pubs, a GP surgery, pharmacy, a post office and a shop in the area. 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 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 right into Lypiatt View and follow the road round to the left. Take the first left and the property can be found on the right hand side as indicated by our "For Sale"

Services

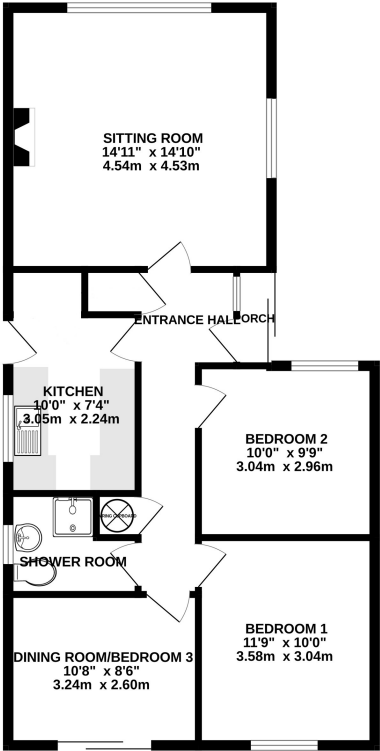
The property is freehold. Gas heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

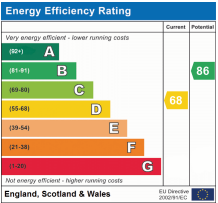
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



25 LYPIATT VIEW, BUSSAGE, STROUD, GL6 8DA.
TOTAL FLOOR AREA : 742 sq.ft. (69.0 sq.m.) approx.
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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.