



32 Farriers Croft, Bussage, Stroud, Gloucestershire, GL6 8JW
Guide Price £310,000



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Situated on a generous corner plot in the popular Bussage area, this well-presented link-detached home offers a lounge/dining room, kitchen, and a large conservatory opening onto the garden. Upstairs are three bedrooms and a family bathroom. The property benefits from a larger-than-average garden and car port parking for up to three vehicles. Offered to the market chain free.

LIVING/DINING ROOM, KITCHEN, CONSERVATORY, BATHROOM, THREE BEDROOM, GENEROUS GARDEN, CARPORT PARKING FOR UP TO THREE CARS IN TANDEM, & OFFERED TO THE MARKET CHAIN FREE.



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Nestled on a corner plot in the popular Bussage area, this well-presented link-detached home offers a wonderful balance of space, comfort, and convenience. The property features a good sized lounge/dining room, a modern kitchen and a bright and spacious conservatory over looking the rear garden, creating an ideal setting for both everyday living and entertaining. Upstairs, there are three comfortable bedrooms and a bathroom, providing practical accommodation for couples or families alike. Offered to the market chain free, this delightful property represents an excellent opportunity to move into a very popular area close to local schools, shops, and scenic countryside walks.

Outside

Outside, the property benefits from a generous garden, larger than average due to its corner position, offering good privacy and outdoor space. To the side there is a car port with parking for up to three vehicles in tandem. We believe that there is potential to install EV charging should a new owner require this.

Location

Bussage benefits 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, award winning weekly farmers market 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 left into Tanglewood Way and turn left into The Old Common. Follow the road and take the right hand turning in to Farriers Croft, follow the road round to the right and the property can be found in the right hand corner.

Property Information

The property is freehold. Gas 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 standard and superfast, and you are likely to have service from the main service providers Openreach and EE.

Local Authority

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



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Approximate Gross Internal Area = 83.5 sq m / 899 sq ft

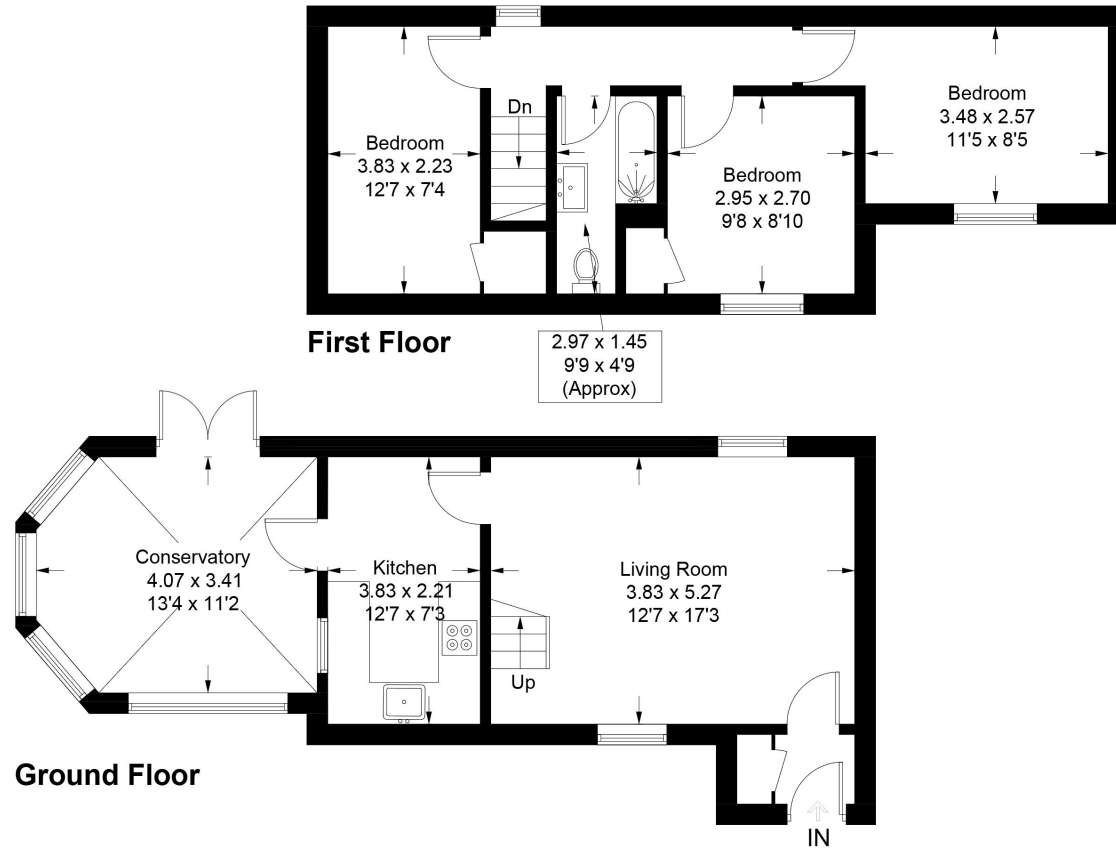


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1253727)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F G Not energy efficient - higher running costs			
England, Scotland & Wales		64	66
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.