



3 Trinity Road, Stroud, Gloucestershire, GL5 2HX  
Guide Price £320,000

**PETER JOY**  
Sales & Lettings





### 3 Trinity Road, Stroud, Gloucestershire, GL5 2HX

A charming and well-presented two-bedroom Grade II listed terraced Cotswold stone home. The property offers well-presented accommodation arranged over three floors and further benefits from a private rear garden. Ideally located within easy reach of Stroud town centre, the property is offered to the market chain free.

ENTRANCE, SITTING ROOM, MODERN KITCHEN, CLOAKROOM, ACCESS TO THE REAR GARDEN, FIRST FLOOR FEATURING A GOOD SIZED BEDROOM AND FAMILY BATHROOM, FURTHER BEDROOMS ON THE SECOND FLOOR, CHARACTERFUL FEATURES THROUGHOUT, FRONT AND REAR GARDEN, PRESENTED IN GOOD ORDER.

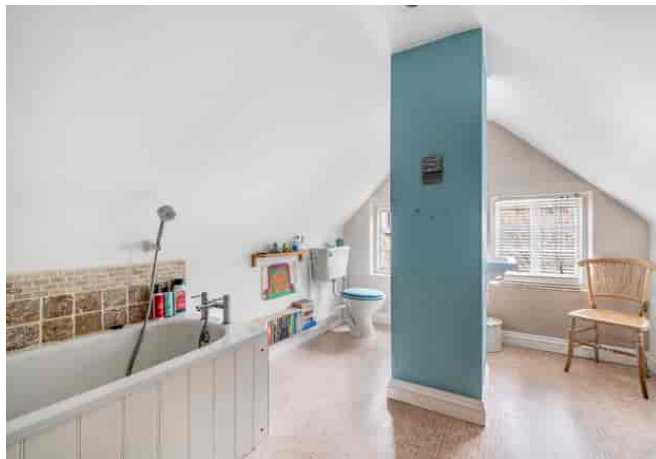
Viewing by appointment only

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

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Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)





### Description

Situated close to Stroud Town Centre, this well-presented Grade II listed Cotswold stone home offers characterful accommodation arranged over three floors. The charming terraced cottage is in good condition and benefits from well-proportioned rooms throughout. Entering into the sitting room/dining room, which features an attractive inglenook fireplace with an enclosed wood-burner, front-aspect views and useful storage and access through to the kitchen. The modern kitchen is fitted with a range of wall and base units, complemented by solid oak worktops and integrated appliances. A cloakroom is conveniently located off the kitchen. Stairs from the sitting room lead to the first floor, where there is a good-sized bedroom and a family bathroom. Further stairs rise to the top floor, which offers an additional bedroom with exposed beams and plenty of character.

### Outside

To the front of the property there is a lawned garden with well-stocked borders. The rear garden is laid with sandstone slabs and includes a storage area housing the boiler. Planted borders and rear access complete the rear garden.

### Location

Stroud town centre is within easy walking distance and offers a comprehensive range of facilities. These include supermarkets, local speciality stores, a hospital, state and private schools and award winning weekly farmers market. There is also a main line railway station, with Intercity services connecting with London (Paddington). Gloucester (9 miles), Cheltenham, Cirencester and Bristol are all within 30 miles proximity. Junction 13, M5 motorway is also within easy driving distance.

### Directions

Leave Stroud via the London Road and turn left into Field Road towards the hospital. Continue round and join onto Trinity Road. The property is located on the left.

### Property information

The property is freehold and has gas central 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 include standard and superfast. 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



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Approximate Gross Internal Area = 87.3 sq m / 940 sq ft (Excluding Outbuilding)

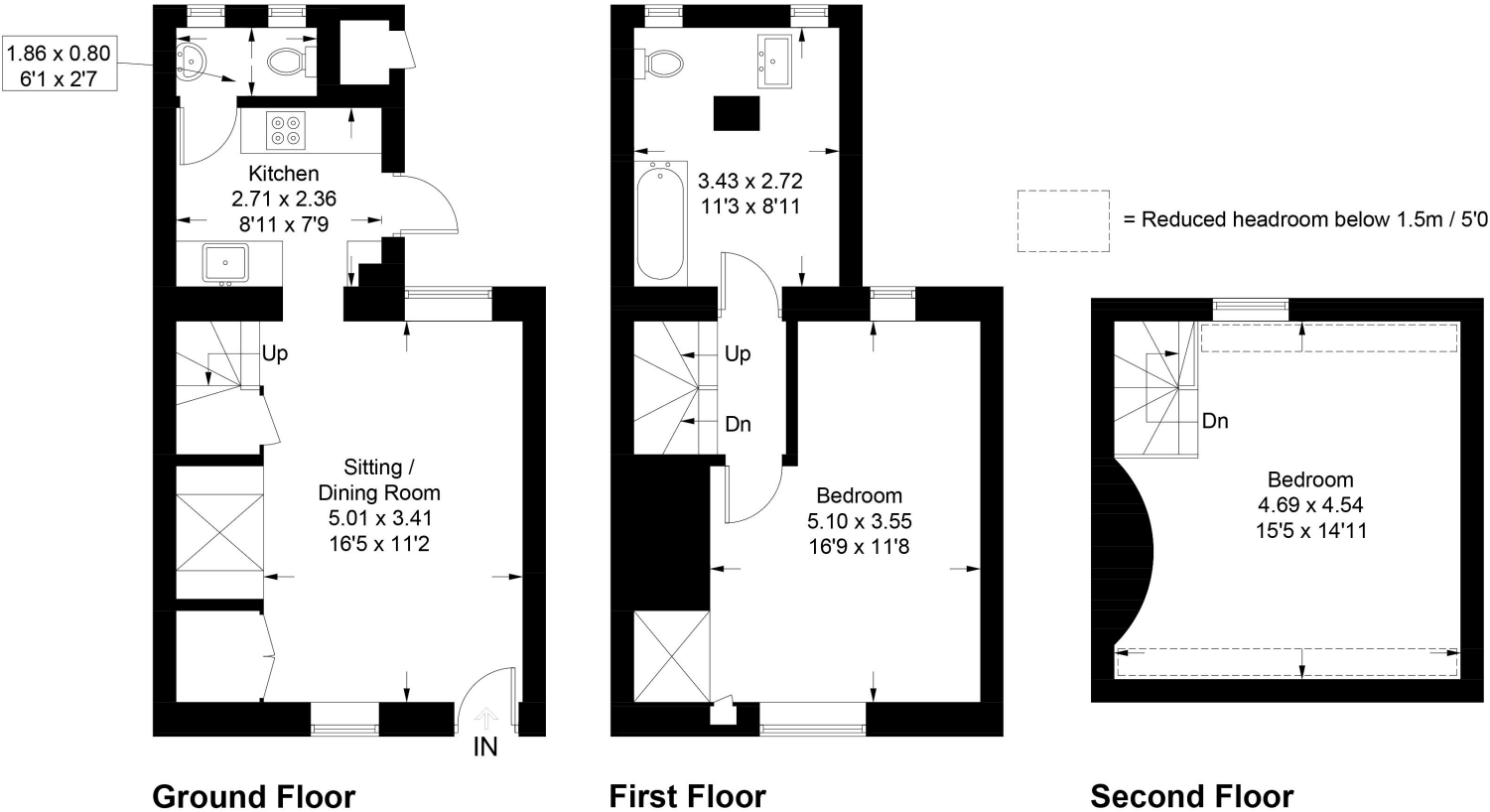
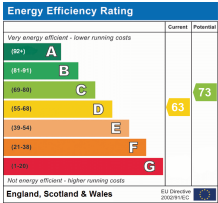


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1266789)



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.