



74 Wainstones, Westward Road, Stroud, Gloucestershire, GL5 4JA
£425,000

PETER JOY
Sales & Lettings



74 Wainstones, Westward Road, Stroud, Gloucestershire, GL5 4JA

One of just three detached houses at the top of a private drive well away from passing traffic at Cainscross with three/four bedrooms, two reception rooms, a garage and parking and generous rear garden, offered to the market with no onward chain (Lead photo from rear) (Draft details)

PORCH, ENTRANCE HALL, SHOWER ROOM, KITCHEN, DINING ROOM, SITTING ROOM, CONSERVATORY, REAR LOBBY, THREE BEDROOMS, BEDROOM/STUDY, BATHROOM, INTEGRAL GARAGE, PARKING AND GOOD REAR GARDEN.

Viewing by appointment only

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

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Description

Wainstones is one of three properties set at the top of a private drive away from main road traffic a couple of miles West of Stroud at Cainscross. This location allows for easy access to shops amenities and several good schools, with county and canal-side walks within easy reach. The house was built in 1963 built using traditional methods under a pitched tiled roof. It is now in need of some refurbishment but offers a prospective buyer a chance to refurbish a property to their own standards and taste, with good family space arranged over two floors.

An entrance hall, kitchen, dining room, 20' sitting room, shower room, conservatory and rear lobby are on the ground floor. A landing, bathroom, three bedrooms and another connecting room that would be ideal as a dressing room, study or cot room are above, on the first floor. There is plenty of living space on offer here, and the property is available with no onward chain.

Outside

Outside you'll find parking, an integral garage with power and light and a level garden. The parking is to the front of the house and the garage, with the garden at the rear. This is a generous space with a level lawn, raised pond and a further area around to the side of the house. The garden is in need of some attention but could be quite lovely, with the mature specimen trees of Cainscross House as a attractive backdrop.

Location

Cainscross is close to the Stroudwater canal, just over the road. Walk into Frome Gardens and over the bridge and you're on the canal path, just a short walk from amenities at The Wharf include a bistro, bar, beauty and salon. The house is also well placed three supermarkets, a primary school, with a playing field just on the other side of the canal. Stroud town is within easy reach and 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. 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), Swindon (25 miles) and junction 13 of the M5 are all within comfortable driving distance.

Directions

From Stroud take the A419 Cainscross Road. Continue past Homebase on your left hand side. As the road straightens proceed past the schools on your right and the school sports hall on your left. Take the second exit straight over the roundabout and continue through the traffic lights. Look out for a stone pillared turning for Cainscross House a little way along on the right. Turn into this drive, and bear right. The property can be found at the very top of the drive and is the middle house.

Property information

The property is freehold. 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 superfast, and mobile voice and data services should be available from all major networks, although service may be limited on EE.

Local Authority

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



Wainstones, 74 Westward Road, Cainscross, GL5 4JA

Approximate Gross Internal Area = 154.5 sq m / 1663 sq ft
(Including Garage)

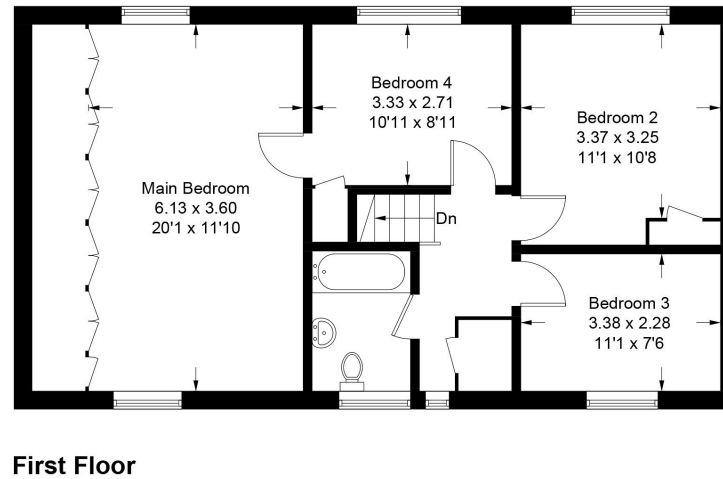
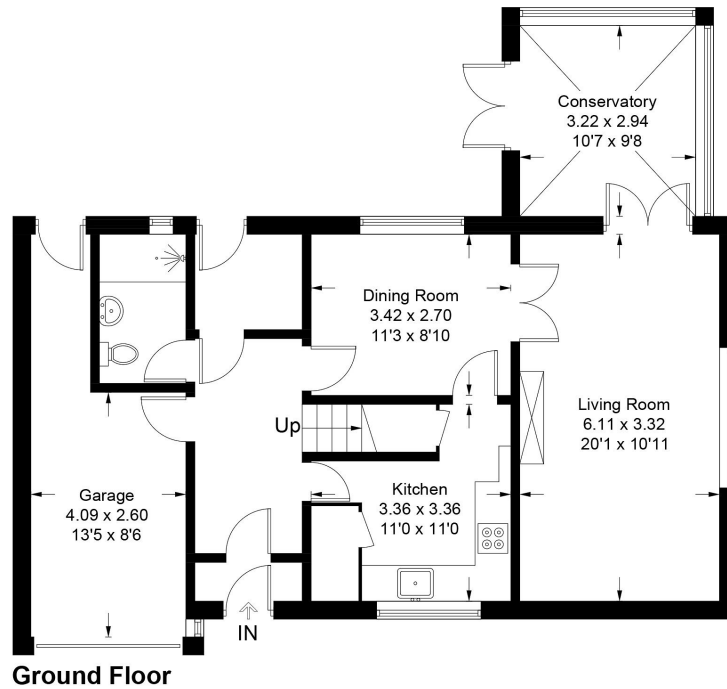
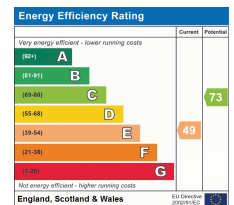


Illustration for identification purposes only, measurements are approximate,
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These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey 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.