



91 Slad Road, Stroud, Gloucestershire, GL5 1QZ  
£400,000

**PETER JOY**  
Sales & Lettings



## 91 Slad Road, Stroud, Gloucestershire, GL5 1QZ

Spacious character property located in the heart of Uplands with generous gardens and a lovely south-facing aspect to the front with views across Stroud. An entrance hallway, spacious open plan sitting/dining room, kitchen, landing, three generous bedrooms and a family bathroom are complemented by excellent access to Stroud Town's independent shops, amenities and transport links, in particular the direct train line into London Paddington.

ENTRANCE HALLWAY, OPEN PLAN LIVING/DINING ROOM WITH STRIPPED FLOOR BOARDS, WOODBURNER AND UNDERSTAIRS STORAGE, GOOD SIZE KITCHEN WITH SIDE ACCESS, LANDING, FAMILY BATHROOM WITH SEPARATE SHOWER, THREE EXCELLENT SIZE BEDROOMS OVER TWO FLOORS WITH VIEWS, DOUBLE GLAZING, GAS CENTRAL HEATING, PERIOD FEATURES, STORAGE, PRIVATE COURTYARD AND LARGE PATIO, SUMMER HOUSE/STORAGE, OUTSIDE WC, LARGE FRONT AND REAR GARDENS WITH A LOVELY ASPECT, VIEWS AND SIDE PEDESTRIAN ACCESS.

Viewing by appointment only

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

t: 01453 766333

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





### Description

Character property with generous accommodation arranged over three floors and comprising, an entrance hallway with stairs to the first floor, spacious open plan sitting/dining room with stripped floor boards, a window to the front aspect, wood burner with a feature fireplace, under stairs storage and a fitted kitchen with access to the rear garden. The first and second floors offer a landing, family bathroom with a separate shower cubicle and three generous bedrooms, all with lovely views and with bedroom one to the second floor measuring 16'4 x 14'2. Further benefits include gas central heating, double glazing and period features.

### Outside

The front garden is of a good size and mainly laid to lawn with steps and a pathway leading to the entrance door. There is an array of shrubs, plants and small trees with useful gated side pedestrian access leading to the rear garden. The rear garden is mainly laid to lawn with a summer house/shed, private courtyard, artificial turf and an outside WC. The garden is enclosed by a boundary hedge and fence and to the top of the garden All Saints Church can be found.



### Location

Uplands benefits from a well-established primary school, All Saints church, nearby allotments, convenience stores, a playing field, two parks and outstanding countryside walks in nearby Slad. 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), Swindon (25 miles), Bristol and Bath (25 miles) are all within comfortable driving distance.

### Directions

From Stroud take the B4070 Slad Road. Pass the turning for Folly Lane/Birches Drive on your left and continue past the park, also on the left. The property can be found further along just past the Fountain Pub immediately on your left hand side as denoted by our for sale board.

### Tenure

Freehold

### Services

We are informed that all mains services are connected to the property

### Council Tax

Band = C

### Local Authority

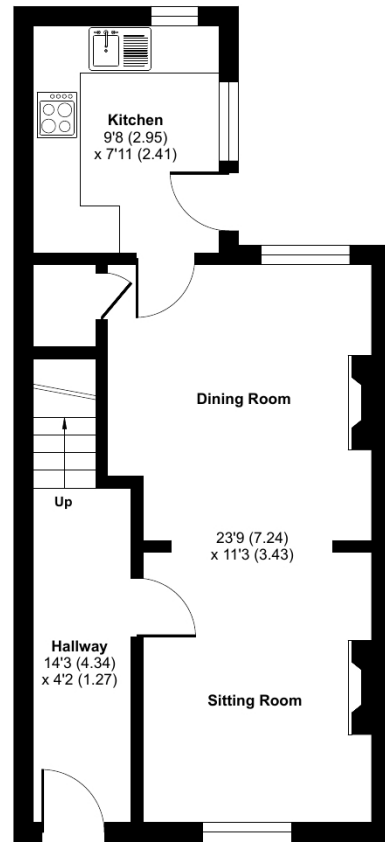
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



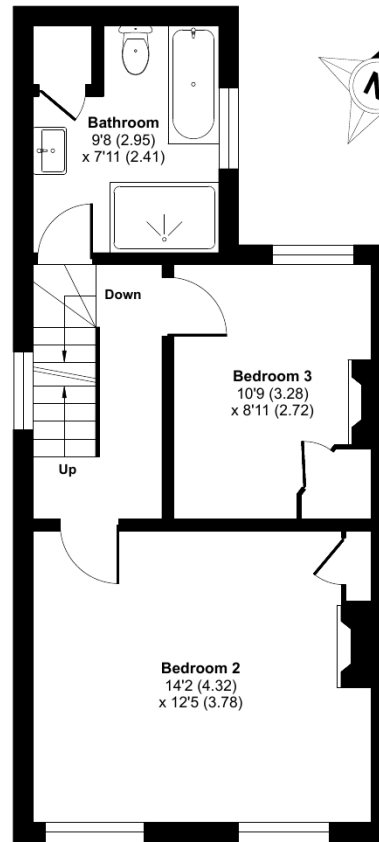
# Slad Road, Stroud, GL5

Approximate Area = 1081 sq ft / 100.4 sq m  
 Limited Use Area(s) = 14 sq ft / 1.3 sq m  
 Total = 1095 sq ft / 101.7 sq m

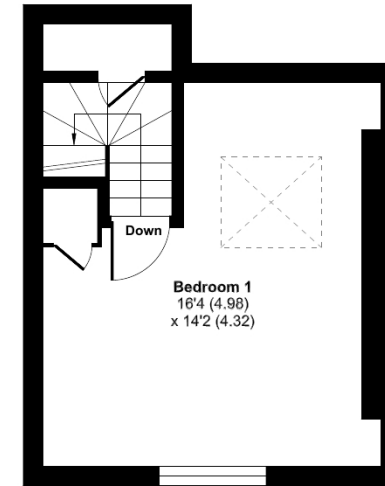
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

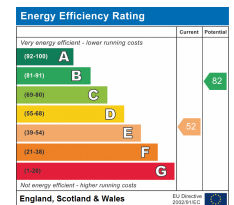


SECOND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 981775



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.