



39 Belvedere Mews, Chalford, Stroud, Gloucestershire, GL6 8PF
£265,000

PETER JOY
Sales & Lettings



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CANAL SIDE SETTING - A contemporary end of terrace mews style house in a popular cul de sac at Chalford with flexible accommodation, parking and a lovely rear garden with access out to the canal path at the rear, offered to the market with no onward chain.

ENTRANCE HALL, KITCHEN/DINING ROOM, BATHROOM, FIRST FLOOR SITTING ROOM, BEDROOM, STUDY AREA/BEDROOM 2, PARKING AND LANDSCAPED REAR GARDEN WITH A GATE OUT ONTO THE CANAL AT THE REAR.

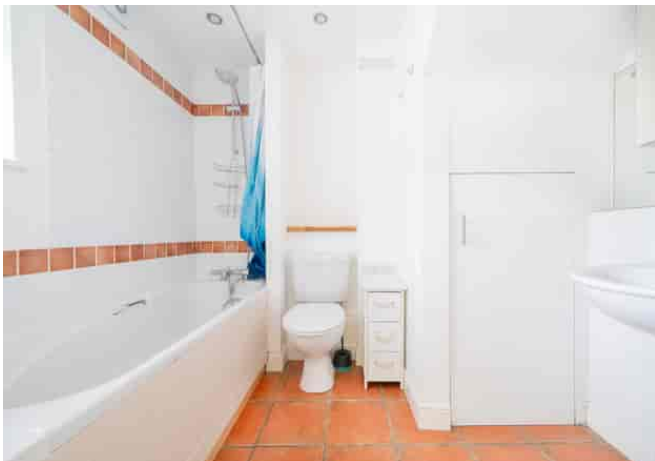


Viewing by appointment only

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

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Email: stroud@peterjoy.co.uk



Description

39 Belvedere Mews is a contemporary mews style house in a small canal-side cul de sac at ever popular Chalford. This location enjoys a friendly, inclusive local community, with a community run store at the bottom of Chalford High Street and country and water-side walks on the doorstep. The property is a bright, light end of terrace house, built using traditional methods under a pitched roof. It has been a happy home for our client for several years and is now available with no onward chain, to the benefit of the buyer.

The accommodation is arranged over three floors. An entrance hall, bathroom and kitchen/dining room with glazed double doors that open on to the garden are on the ground floor. A staircase leads up from the hall to the first floor, with a landing, sitting room with large glazed picture window that overlooks the garden and a bedroom on this floor. There is another room above the sitting room, and this space has been used as a bedroom, another reception area and a work from home space in the past. Something different from your typical modern house, and all the better for it in our opinion - viewing recommended.

Outside

The property benefits from parking and a landscaped rear garden. One parking space is at the front, with another space found at the end of the road, which is numbered. A gated side access leads through to the rear garden, which has been carefully landscaped at some expense. There is a timber deck to the immediate rear and a good shed to the side. This was built in 2020 and has power. There is a gravelled garden beyond this, with steps up to a larger timber deck, the perfect place for a table and chair set, with a planted border to the side. There is a gate in the back fence, and this leads out to lovely canal-side walks at the rear.

Location

Chalford is a popular residential area a few miles East of Stroud, with an active community of all ages. There are canal and riverside walks on the doorstep and a community village shop and two junior schools close by, with an excellent comprehensive in nearby Eastcombe. Stroud (4 miles) has three major supermarkets in addition to good grammar schools, a hospital and mainline railway station with a direct London (Paddington) service. The town also has a good range of shops, an award-winning farmers' market, with some wonderful walks amongst the surrounding valleys and hundreds of acres of National Trust land at Minchinhampton and Rodborough Commons. The towns of Cheltenham, Gloucester and Bristol are all within comfortable driving distance.

Directions

From Stroud take the A419 towards Cirencester. Continue on this road passing through Bowbridge and Thrupp before coming to Brimscombe corner on the left hand side roughly 2.5 miles from Stroud. Continue pass the garage on the right and left hand turning for Toadsmoor, continue along for approximately another mile and the turning for Belvedere Mews is on the right hand side, turn down into the cul-de-sac, bear right and the property can be found on the right hand side.

Property information

The property is Freehold. Mains Gas, electricity, water and drainage are connected. The council tax band is C. 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 providers in this postcode but service may be limited inside the property.

Local Authority

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



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Approximate Gross Internal Area = 56.7 sq m / 610 sq ft

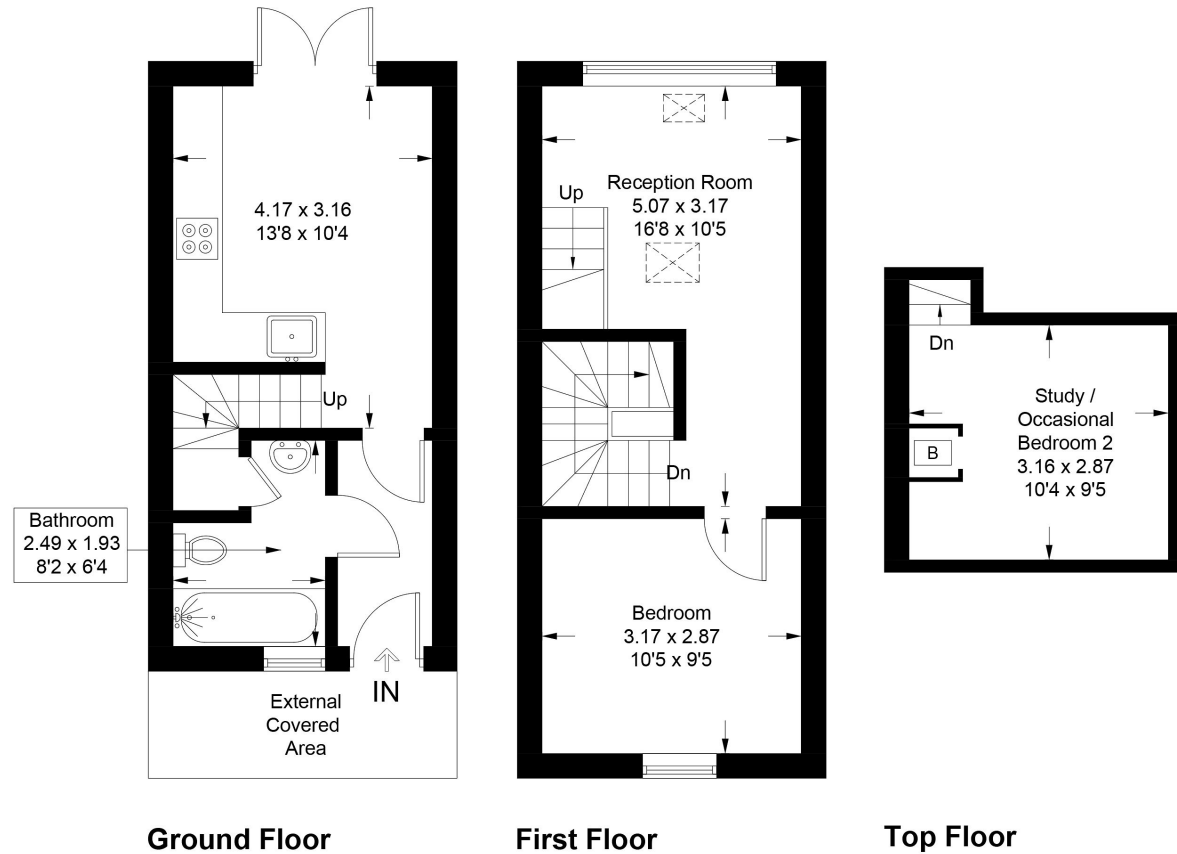


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1200098)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92+)	93
B (81-91)	77
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
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.