



46 Stanley View, Dudbridge, Gloucestershire, GL5 3NJ
£300,000



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A well presented extended semi detached house set away from passing traffic in a sunny corner plot at the end of this popular cul de sac at Dudbridge with flexible accommodation, parking for several cars and a level garden.

ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, BEDROOM/RECEPTION ROOM, BATH AND SHOWER ROOMS, TWO FIRST FLOOR BEDROOMS, PARKING AND CORNER PLOT GARDEN



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

46 Stanley View is a well presented semi detached house in a corner plot at the end of a popular cul de sac at Dudbridge. This location is set well away from passing traffic and offers easy access to local shops and amenities, with canal-side walks just down the road. The property was built in the 1990's using traditional methods, and was extended by a previous owner, adding another ground floor room and bathroom. This has added an extra dimension to the property, as it could now be used as a three bedroom house should a prospective buyer choose to do so.

The accommodation is arranged over two floors. An entrance hall, sitting/dining room, kitchen, bathroom and that flexible room with glazed doors out to the garden that could be used as either a bedroom or a reception room are on the ground floor. A staircase leads up from the hall, with a landing, shower room and two bedrooms on this level. All in all a well considered home, with much to commend it. An appointment to view is highly recommended.

Outside

The property is situated on a corner plot, with parking at the front and a sunny enclosed garden at the rear. The parking area is gravelled, with room to park two cars in front of the house and a further parking area to the side. The space in between these two areas is planted with established shrubs. There is a gated side access leading around to the rear garden. This is level and landscaped, with a paved seating area at the immediate rear, with a gravelled area beyond. This is edged with sleepers, with a shed at the bottom of the plot.

Location

Local amenities at Dudbridge include a range of shops, two supermarkets, a post office and several well regarded schools with country walks close by. Stroud town centre offers a wider range of shops and amenities. These include supermarkets, local speciality stores, a hospital, state and private schools and an 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 of the M5 motorway is also within easy driving distance.

Directions

From Stroud centre proceed out on the A46. At the Golden Cross turn right, passing B&Q on your left, and turn left at the traffic lights, Take the next turning on your right, into Dudbridge Meadow. and then turn left into Stanley View. Follow the road around to the end and the property can be found tucked away on the left hand side.

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 super fast, and 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 = 75.3 sq m / 810 sq ft

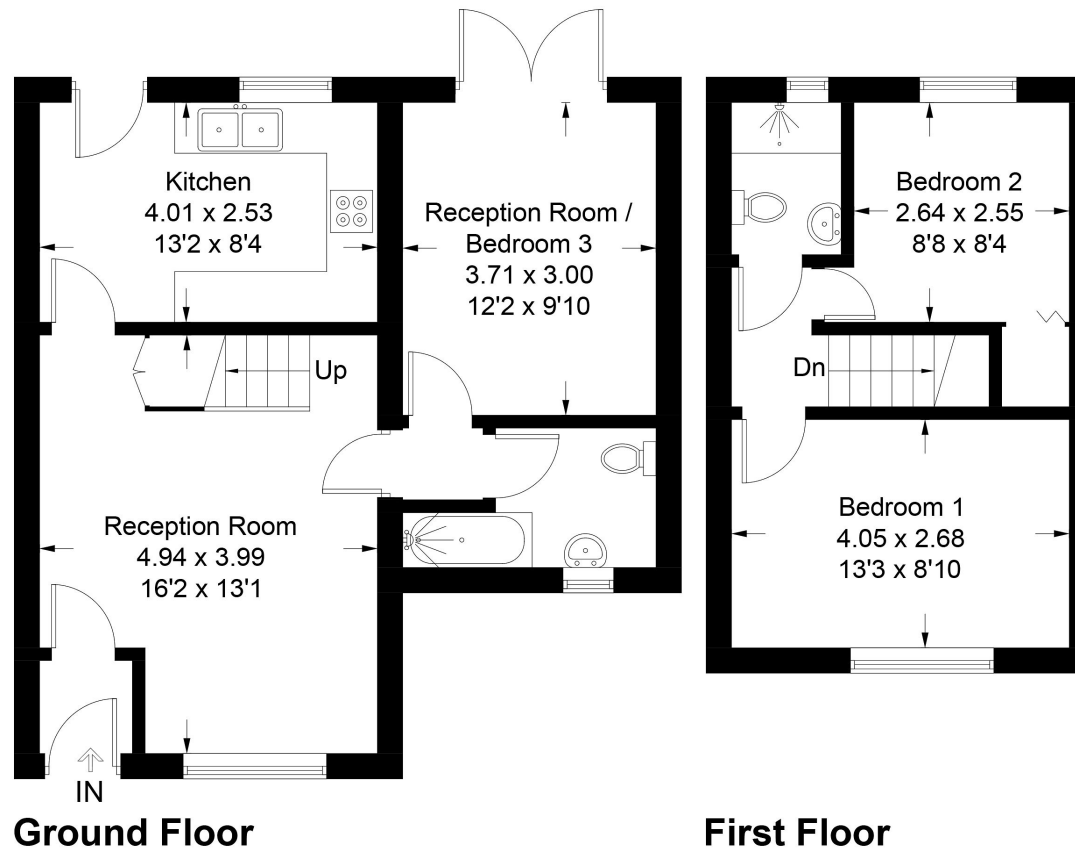


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1199376)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90-100) A		
(81-90) B		
(69-81) C		
(55-69) D		
(39-55) E		
(21-39) F		
(1-21) G		
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.