



5 Tylers Way, Chalford Hill, Stroud, Gloucestershire, GL6 8ND
Guide Price £290,000

PETER JOY
Sales & Lettings



5 Tylers Way, Chalford Hill, Stroud, Gloucestershire, GL6 8ND

A well presented two bedroom semi detached bungalow located in Chalford Hill, nestled in a peaceful cul-de-sac, just a short walk from the local allotments and park, with low maintenance garden, driveway parking, detached garage and offered to the market chain free.

ENTRANCE HALL, SITTING ROOM, KITCHEN, CONSERVATORY, TWO DOUBLE BEDROOMS, BATHROOM, FRONT AND REAR GARDENS, PARKING, GARAGE, GAS CENTRAL HEATING, DOUBLE GLAZED, CHAIN FREE.



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

A well presented semi detached bungalow located in popular Chalford Hill, a few miles east of Stroud, and close to local amenities at nearby Bussage. The level, one floor accommodation comprises entrance hall with airing cupboard and loft access, sitting room with large window to the front and fireplace with gas connection, kitchen with good range of storage units, large conservatory, two double bedrooms and a bathroom. Further benefits include gas central heating, double glazing and being offered to the market chain free.

Outside

To the front of the bungalow is a lawned area, driveway parking for several cars to the side of the bungalow leading to the detached garage. The garden is laid currently to gravel and paving allowing for ease of maintenance.

Location

The Kings Head pub, Chalford Sports and Social club and playing fields (hosting the annual Chalfest) are in the immediate vicinity. Local amenities at Chalford include several well regarded schools, a community shop, hairdressers, chip shop and a petrol station/garage. Nearby Bussage benefits from a doctors' surgery, a chemist, a convenience store and Chinese take away. Stroud town 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 at. 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) and Swindon (25 miles) are all within comfortable driving distance.

Directions

From Stroud take the A419 London Road towards Cirencester. Proceed for several miles, passing the traffic lights at Brimscombe Corner and the sign for Chalford. Pass St Marys church and turn left into The Old Neighbourhood. Follow the hill up, turn right into Abnash and take the left fork for Burcombe Road. At the cross roads go straight over and then turn left on to Burcombe Way and then first left into Tylers Way where the bungalow can be found a short way round on the lefthand side identified by our For Sale Board.

Services

The property is freehold. Gas heating, mains electricity, water and drainage. 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 standard and superfast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

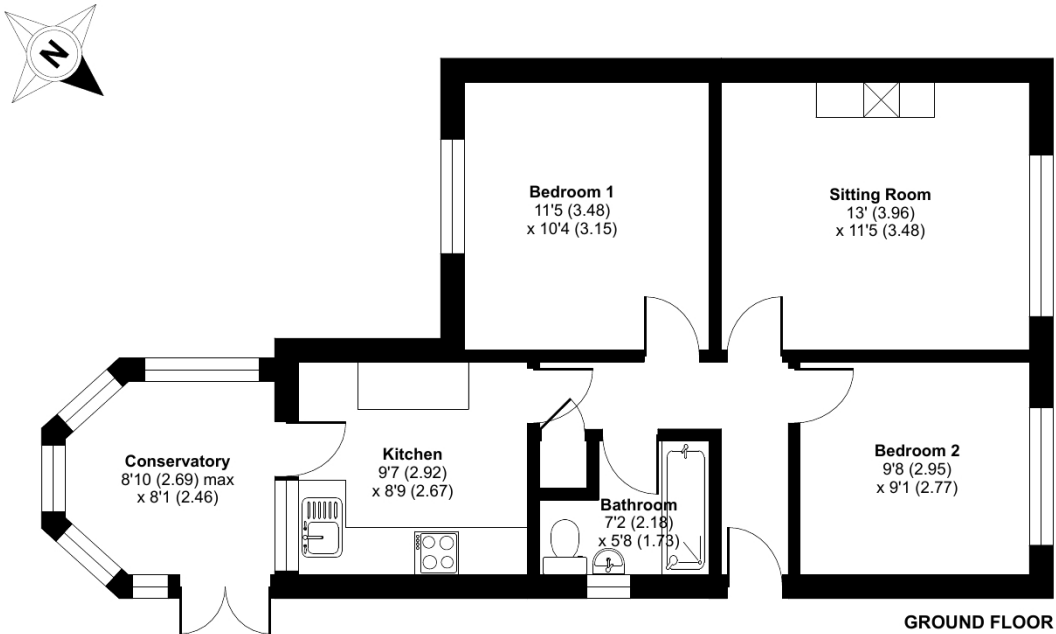
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



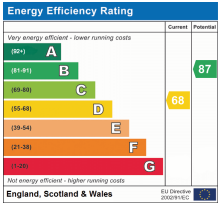
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Approximate Area = 633 sq ft / 58.8 sq m

For identification only - Not to scale



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: 1233521



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.