



28 Eros Close, Stroud, Gloucestershire, GL5 3TP  
Guide Price £270,000

**PETER JOY**  
Sales & Lettings



## 28 Eros Close, Stroud, Gloucestershire, GL5 3TP

A well-presented two-bedroom End of terrace home on Eros Close, offering modern living close to local amenities and excellent commuter links. Features include parking, garage and gardens.

ENTRANCE, KITCHEN/DINING ROOM, SITTING ROOM, TWO BEDROOMS, FAMILY BATHROOM, FRONT AND REAR GARDEN, PARKING, GARAGE, CLOSE TO AMENITIES.

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

This well-presented two-bedroom end of terrace home is ideally situated close to local amenities and excellent commuter links. The ground floor offers a spacious sitting room with a front aspect view of the garden creating a bright space. To the rear, the modern kitchen/diner hosts a range of wall and base units with built in and freestanding appliances, with access to courtyard. Upstairs, there are two good-sized bedrooms. The main bedroom benefits from built-in storage, while the second bedroom is ideal as a guest room, child's room, or home office. A family bathroom completes the first floor.

#### Outside

Outside, the property features a gravelled driveway leading to a rear courtyard with access to the garage. Side access connects to the front of the home, where a decked seating area overlooks a lawned garden, complete with steps leading down to the lawn.

#### Location

The property is situated at Lightpill, in the parish of Rodborough. Rodborough benefits from two well-established primary schools, two churches, parks and play areas, various village pubs and of course the Commons, whilst nearby Dudbridge has three supermarkets, a bowls club, playing field and a petrol station. 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

Leave Stroud via the A46 Bath Road towards Nailsworth and proceed over the Golden Cross junction. Turn left into Eros Close, then take the first right into Erin Park. Continue up Erin Park, where you will see a gravel track on your right. Turn down here and the property can be found as the second property in from the left.

#### Property information

The property is freehold and has gas central 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 include standard and superfast. 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



## 28 Eros Close, GL5 3TP

Approximate Gross Internal Area = 59.5 sq m / 640 sq ft  
 Outbuilding = 8.8 sq m / 95 sq ft  
 Total = 68.3 sq m / 735 sq ft

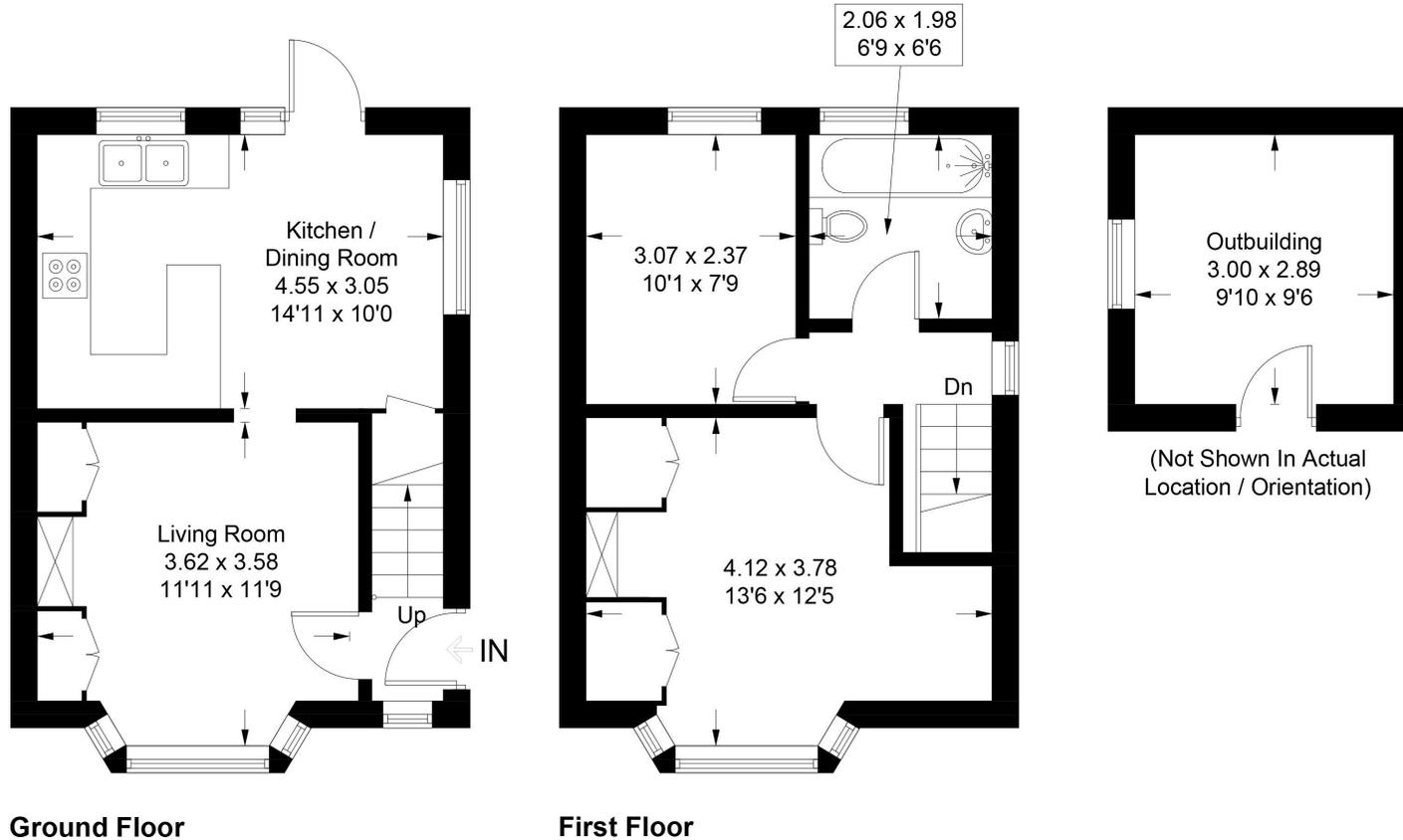
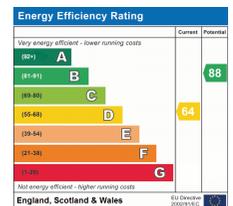


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234724)



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.